CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Robert Delves, Stefan Karapetkov, Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING
Wednesday, February 14, 2024

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/87694638519?pwd=K4w04362BLvw9Vvsc-DfRfzBtBNpdQ.9AkTceOuBjdOtshp. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 876 9463 8519. Passcode: 900382.

HOW TO OFFER PUBLIC COMMENT: Public comments may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to bswanson@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

PUBLIC HEARINGS

1. **DS 21-446 (Pressey):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for the demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage and the construction of a 1,392-square-foot, one-story single-family residence and a 253-square-foot attached garage and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District. APN: 010-029-019-000.
2. **DS 23-354 (Liniger):** Consideration of a Combined Concept and Final Design Study and associated Coastal Development Permit for a 373-square-foot second-floor addition and a 60-square-foot first-floor addition to an existing 1,282-square-foot single-family residence with a 329-square-foot attached garage located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-214-026-000.
3. **DS 23-124 (Rieken-Yoo):** Consideration of a Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and construction of a new 1,639-square-foot two-story, single-family residence and 261-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000.
4. **DS 22-191 (Nute):** Consideration of a revised Concept Design Study, DS 22-191 (Nute), for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a new 1,578-square-foot two-story residence, and a 219-square-foot detached garage located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-029-019-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

5. Next Regular Meeting: March 13, 2024

ADJOURNMENT

CORRESPONDENCE

6. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda
7. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post

Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

February 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 21-446 (Pressey):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for the demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage and the construction of a 1,392-square-foot, one-story single-family residence and a 253-square-foot attached garage and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District. APN: 010-029-019-000.

Application: DS 21-446 (Pressey)
APN: APN: 010-029-019
Block:39
Lot:2
Location: SEC 3rd Avenue and Santa Fe Street
Applicant: Thomas R. Hardy, Architect
Property Owner: Ana and Daniel Pressey

Executive Summary:

The applicant is requesting approval of a combined Concept and Final Design Study and associated Coastal Development Permit for the demolition of an existing one story single-family residence and construction of a new one-story single-family residence.

On December 13, 2023, the Planning Commission performed a concept review of the Design Study application and continued the hearing with direction to address the issues discussed at the hearing. The primary issues discussed were the height issues discussed in the Concept staff report, as well as a potential view concern from a neighbor that was brought to the commission's attention at the hearing. The applicant has submitted revised plans addressing the areas of concern.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study and associated Coastal Development Permit for a demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage and construction of a 1,351-square-foot, one-story single-family residence

and a 225-square-foot attached garage and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District. APN: 010-029-019.

Background and Project Description:

The project site is a 4,000 square-foot lot developed with a 1,038-square foot residence (858-square-foot first story with a 108-square-foot lower level mechanical room) and a 247-square foot detached garage.

The existing one story residence features concrete block siding with a stucco finish, and a low-pitched front- and side-gabled roof clad in composition shingles. A shed-roofed deck fronts Santa Fe Street. A detached garage with board-and-batten siding fronts 3rd Avenue. The applicant is proposing to demolish the existing residence and garage and construct a new one-story 1,351-square-foot, one-story single-family residence (inclusive of a 108-square-foot lower-level mechanical room) and a 225-square-foot attached garage.

The new residence and attached garage is proposed to be stucco, with true divided-light painted Mahogany windows (Loewen), wood doors, and a red clay tile Mission-style roof.

On December 13, 2023, the Planning Commission performed a concept review of the Design Study application and continued the hearing with direction to address the issues discussed at the hearing. The primary issues discussed were the height, as well as a potential view concern from a neighbor that was brought to the commission's attention at the hearing (click here for December 13, 2023 Staff Report; click here for video of December 13, 2023 hearing).

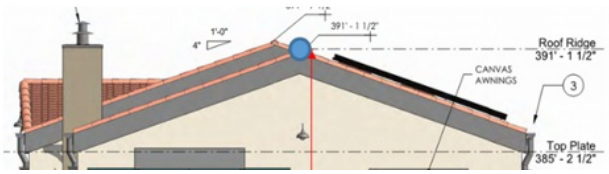
The Commission was agreeable to considering the revised project as a combined Concept and Final Design Study based on the information that was provided and discussed at the December 13th hearing. If the commission is unable to approve the project as a combined project, the Commission may accept the Concept Design, or continue the application to a later hearing.

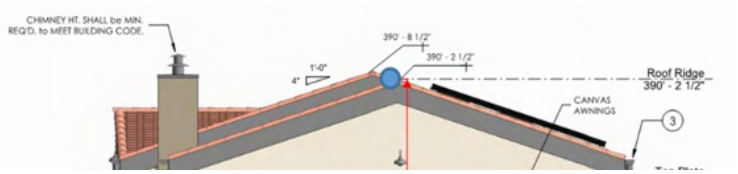
This report focuses on the height and view issues discussed at the prior hearing. Information regarding the finish details were discussed at the previous hearing (refer to December 13, 2023 staff report/video) and there was no objection by the Commission to the proposed building finishes.

Staff Analysis:

Building Height:

At the previous hearing, it was identified that the proposed residence did not meet the height requirements (18' - max.; 18'7" - proposed).





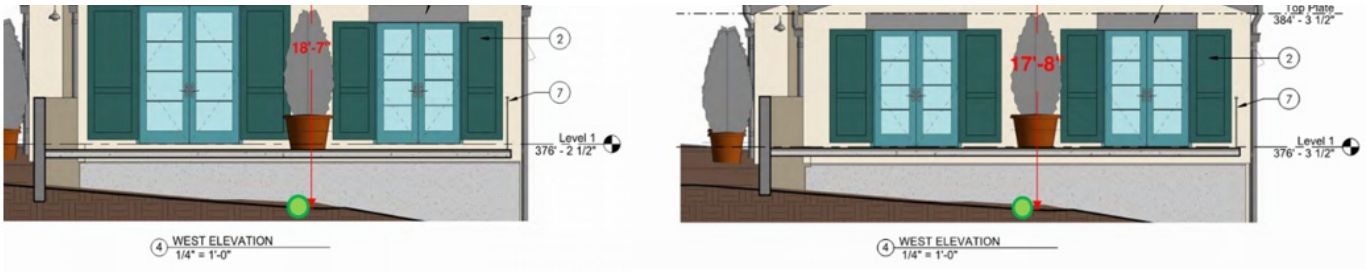


Figure 1a and 1b. Previously proposed west elevation (left) and revised west elevation (right).

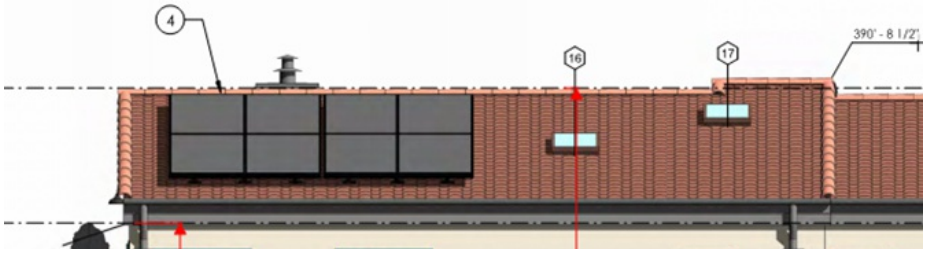
The applicant has reduced the height (ridge) of the residence by approximately 1-foot by lowering the building plates throughout by approximately 1-foot. The new interior plate heights of the proposed dwelling is 8-feet whereas 9-feet was previously proposed. Similarly, the garage plates have been lowered by 0.5-feet to drop the roof ridge 0.5-feet and now maintains an interior plate of 7.5-feet whereas previously the garage plate maintained an interior plate height of 8-feet.

While the west elevation now complies with the height limits, the south elevation still exceeds the height limits (as discussed in the prior staff report). This discrepancy can be remedied by considering the south elevation as a two-story element and counting the underfloor area as floor area. This approach was discussed at the first concept hearing and was not objected to by the Commission.

As discussed at the first concept hearing, in accordance with Residential Design Guideline 3.3 (emphasis added in bold throughout), the applicant should *"avoid the creation of tall, unused underfloor areas that add to building mass. The level of the finished floor above unused,* ***underfloor spaces should not be higher than five feet above the ground at any point around the full perimeter of the building****."* Residential Design Guideline 7.4 states, "*Avoid the creation of large, unused underfloor areas that increase building mass. If floor levels cannot be stepped,* ***larger underfloor spaces should be counted and used as part of the allowed floor area****."* The project is still consistent with the Design Guidelines as the additional massing is not visible from the street and the building and is presented as a one-story structure from the right-of-way, as encouraged by the Design Guidelines.

Residential Design Guideline 7.4 is supported by the zoning code definition of a story, which qualifies underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building, as well as the definition of floor area which states: "*"Floor area" means the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished…" (CMC 17.70; CMC 17.10.030.D.1).*

As such, the height of the south elevation will comply with the underlying zoning for a two story element, however, the underfloor area will need to be included in the floor area consistent with the analysis provided in the figures below.



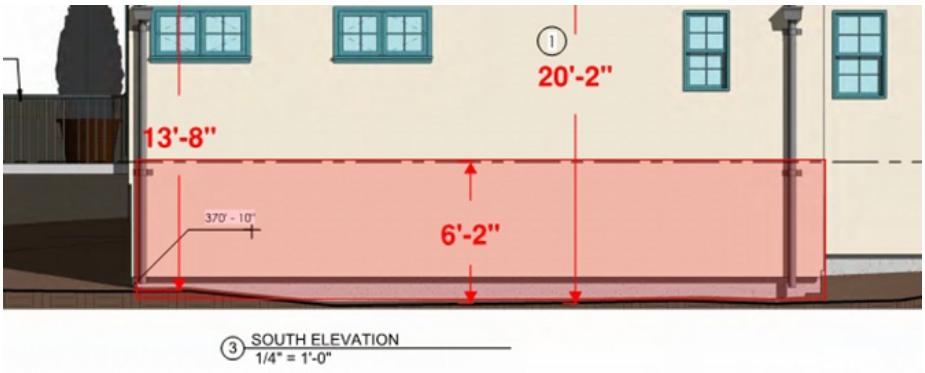


Figure 2. South elevation; height exceeds one-story height limits, but does not exceed height limits for a two story building. Underfloor area is shaded in **red**.

A "story" includes: underfloor space or crawl space where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall. Underfloor area maintains height greater than 5 feet throughout.

In accordance with Residential Design Guideline 7.4, "*larger underfloor spaces should be counted and used as part of the allowed floor area"*

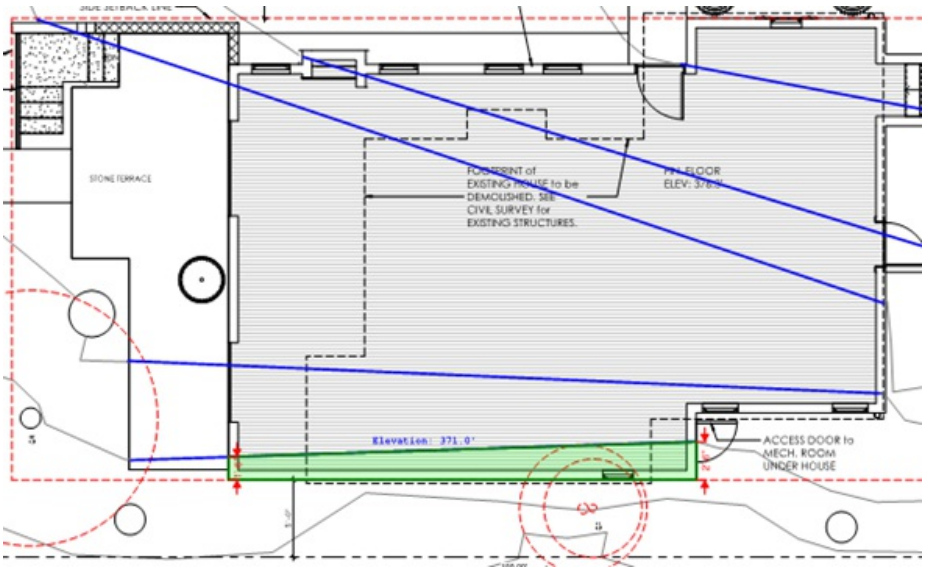
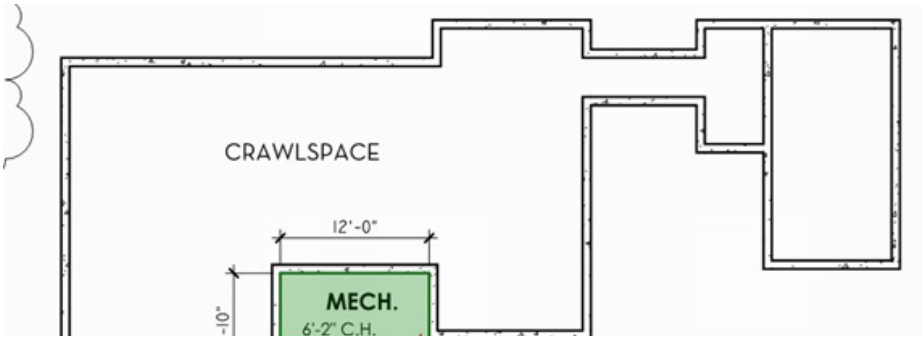


Figure 3. The finished floor level of the Residence is 376' (elevation point). Five (5) feet below this point is elevation point 371'. All areas below elevation point 371' would exceed 5' in height and therefore would be considered a portion of a second story (this area is shaded in **green**; also refer to Figure 2, above).



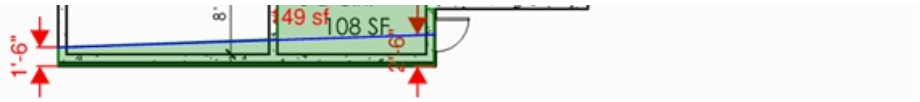


Figure 4. The proposed crawlspace also includes a 108 square foot mechanical area. The area of the mechanical room, in addition to the addition underfloor area described in Figure 3, above, results in 149 square feet of floor area that shall be dedicated for the underfloor area for the residence.

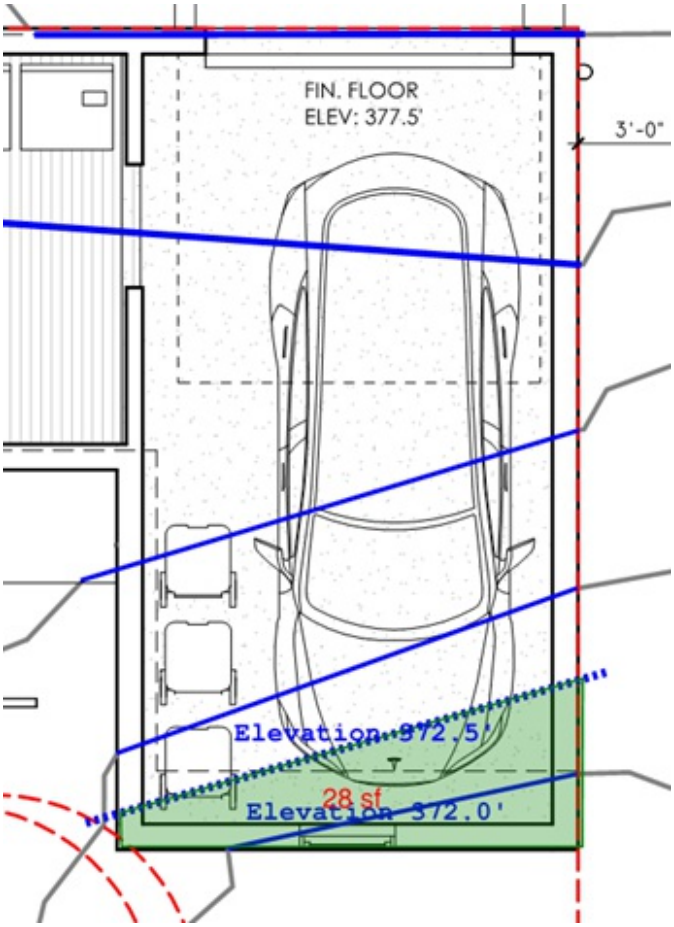


Figure 5. Similar to the description of Figure 4, above, the garage also exceeds the plate height for a one-story element and the finished floor height is more than 5-feet above finished grade.

The finished floor level of the garage is 377.5' (elevation point). Five (5) feet below this point is elevation point 372.5'. All areas below elevation point 372.5' would exceed 5' in height and therefore would be considered a portion of a second story (this area is shaded in **green**).

The area of the additional underfloor area described in Figure 5 results in 28 square feet of floor area that shall be dedicated for the underfloor area for the garage.

View Analysis:

Prior to the previous concept hearing, staff was not informed of any view impacts associated with the project. During the public hearing, a nearby neighbor made public comments expressing concerns regarding the view impacts associated with the project. Their concerns were shared with the applicant who made efforts to address their concerns concurrently with the design changes in respect to the heights (refer to discussion above -heights have been lowered approximately one-foot).

At the time of writing this report, staff has not been able to make a proper site visit to analyze the view impact to the neighbor. The neighbor has indicated that they will not be in-town prior to the meeting so staff has not been able to assess the view impacts from any windows or patio areas. Staff also offered a site visit for the Commission, however, the neighbor declined stating they will not be in town for the hearing and do not want

Commission; however, the neighbor declined stating they will not be in town for the hearing and do not want anyone on their property without them present. Staff also offered to make an individual site visit just to the exterior portions of the residence, however, no response was received at the time of writing this report.

The neighbor did provide a photograph following the first concept hearing (refer to Figure 6, below), and based on the image, when the story poles are lowered by one-foot, as described above, the view impact from the photo appears to be minimal.

Staff did visit the site to assess the view impact from the right-of-way (story poles were in the process of being re-installed following a recent storm). Based on the assessment from the right-of-way, as well as from the photo provided by the neighbor, in staff's opinion the potential view impact is minimal and consistent with Concept Study Finding #5 which states, in part, "The project is consistent with the City's objectives for public and private views…".

> ***Public Views.*** *Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.*
>
> ***Private Views.*** *Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.*

Figure 6. Photo provided by neighbor with view concern. Photo was provided following first concept hearing and shows view impact based on story poles based on initial design. Revised plans have been submitted which show the ridge reduced by approximately one-foot. Revised story poles (currently being reinstalled at the time of writing this report due to storm impacts) are approximately one-foot lower than shown in photo above -for reference, the snow netting (orange netting) is approximately 16-inches wide.

Public Correspondence: At the time of writing this report, staff has not received any additional applicable correspondence from neighbors that had not previously been provided to the Commission.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the construction of a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A DEMOLITION OF AN EXISTING 1,038-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND 247-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF A 1,1392-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND A 253-SQUARE-FOOT ATTACHED GARAGE AND VARIOUS SITE COVERAGE CHANGES LOCATED ON THE SOUTHEAST CORNER OF 3RD AVENUE AND SANTA FE STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-029-019.

WHEREAS, on December 29, 2021, Thomas Hardy ("Applicant") submitted an application on behalf of Ana and Daniel Pressey ("Owner") requesting approval of Track 2 Design Study application DS 21-446 (Pressey) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of 3rd Avenue & Santa Fe Street in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are multiple small additions to the ground floor totaling 512 square feet, and a new 432 square foot second story addition toward the rear of the residence; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, the project requires a Coastal Development Permit in accordance with CMC 17.52.090 (Coastal Development Permit Required) as the project constitutes new development within the Coastal Zone; and

WHEREAS, the project was scheduled by the Director for Concept Hearing on December 13, 2023; and

WHEREAS, the Concept Hearing was continued with direction to the applicant to address the concerns raised at the concept hearing and to return for consideration of a combined Concept and Final Design Study hearing; and

WHEREAS, the project was scheduled by the Director for combined Concept and Final Design Study hearing taking place on February 14, 2024; and

WHEREAS, on February 2, 2024, a notice of the public hearing scheduled for December 14, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time

of the public hearing; and

WHEREAS, on February 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New construction or conversion of small structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Concept and Final Design Study and associated Coastal Development Permit for a demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage and construction of a 1,392-square-foot, one-story single-family residence and a 253-square-foot attached garage and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District, APN: 010-029-019, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 21-446, Pressey) authorizes the demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage and construction of a 1,392-square-foot, one-story single-family residence and a 253-square-foot attached garage and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by Thomas Hardy as approved by City of Carmel-by-the-Sea Planning Commission on February 14, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the

	permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.

11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal

	action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.

	The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as applicable.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2”) are encountered during construction,

	the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

33.	**Underfloor Area as Floor Area.** Prior to issuance of a building permit, the plans submitted to the building division for permit issuance shall be revised to include the under floor area(s) of the residence and garage as described in the February 14, 2024 staff report.* The plans shall be revised to capture the following information (revisions in **bold**):
	
	<u>Proposed Floor Area</u>:
	
	• House: 1,243 sf
	• Garage: 225 sf
	• Mechanical: 108 sf
	• ***Additional Underfloor Areas:**
	  ○ **Residence – 41 sf**
	  ○ **Garage – 28 sf**
	• **Total Floor Area: 1,646 sf**

34.	**Volume Study.** Approval of this Design Study is subject to successful completion of a volumetric study. Prior to submittal of a building permit, the applicant shall provide one full size printed set of plans to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study. Should the project not successfully pass the required volume study, the applicant shall revise the project to comply (if deviations are considered minor and in substantial compliance with the project presented to the Commission, as determined by the Community Planning and Building Director), or the project may be required for re-consideration by the Planning Commission if substantial changes are required.
35.	**Landscape Inspection.** A landscape inspection is required. All landscaping shall be installed prior to final inspection and issuance of a certificate of occupancy.
36.	**Tree Planting Requirement.** Prior to final inspection, one upper canopy tree shall be planted on-site. The size, species, and location shall be approved by the city forester, as noted on the proposed landscape plan and/or site plan.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Applicant Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of December, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area[1]	4,000 (45%)	1,285 SF	1,576 SF **
Site Coverage[2]	396 SF/556 SF	Not provided	556 SF
Trees (Upper/Lower)	3/1	0/4	1/4
Ridge Height (1^{st}/2^{nd})[3]***	18'/24'	Not provided	17'9"/20'2"
Plate Height (1^{st}/2^{nd})[4]	12'/18'	Not provided	11'9"/14'2"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	34'3"	29'1"
Composite Side Yard	10' (25%)	15'	10'
Side Yard	3'	3'	5'
Street Side Yard	5'	4'9"	5'
Rear[5]	15'/3'*	28'	3'

*The rear setback is three feet for those portions of structures less than 15 feet in height.

** Includes 69 sf of underfloor area required to be considered as floor area due to height above grade (refer to staff report).

*** Portions of Building are 2-story due to height of finished floor above grade, refer to staff report.

[1] Refer to Condition of Approval #2 requirement to amend proposed floor area.
[2] Refer to Condition of Approval #5. Proposed floor area determined by staff by dimensioning proposed landscape plan.
[3] Refer to discussion in Staff Report in mass and bulk section.
[4] Refer to discussion in Staff Report in mass and bulk section.
[5] Refer to discussion in Staff Report in mass and bulk section.

A New House
for ANA & DANIEL PRESSEY
Santa Fe & 3rd Avenue
Carmel-by-the-Sea

Attachment 3

PROJECT TEAM

ARCHITECT:
Thomas Rex Hardy, AIA
CA lic. 12683
53826 Balboa Street
San Francisco, CA 94121
(415) 837-0489
trhaia@sbcglobal.net
www.TRHaia.com

GENERAL CONTRACTOR:
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Jaroslav "Jerry" Stepanek
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Pebble Beach, CA 93953
(831) 915-2730
stepanekj@comcast.net

LANDSCAPE ARCHITECT:
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epd Environmental Planning & Design
50 Corral de Tierra Road
Salinas, CA 93908
(831) 596-6664
marion@epdla.com
www.epdla.com

STRUCTURAL ENGINEER:
Dolmen Structural Engineers
Contact: Diarmuid Mac Neil
2595 Mission Street suite 200
San Francisco, CA 94102
(415) 409-9200 x101
diarmuid@dolmen-engineers.net
www.dolmen-engineers.net

MECHANICAL ENGINEER:
Monterey Energy Group
26465 Rancho Carmel Blvd suite 8
Carmel, CA 93923
www.montereyenergygroup.com

SURVEY & CIVIL ENGINEER:
Monterey Bay Engineers, Inc
607 Charles Avenue Suite B
Seaside, CA 93955
(831) 899-7899
http://mbeinc.com

VICINITY MAP

PROJECT SUMMARY

1. Demolish existing 858 square foot one-story house, 247 square foot detached garage, and 250 square foot deck.
2. Build new 1,243 square foot one-story residence with 108 square foot below grade mechanical space and 225 square foot attached garage.

BUILDING CODES

All construction shall comply with the following codes:
2019 Title 24, Part 2, California Building Code
2019 Title 24, Part 3, California Electrical Code
2019 Title 24, Part 4, California Mechanical Code
2019 Title 24, Part 5, California Plumbing Code
2019 Title 24, Part 6, California Energy Code
2019 Title 24, Part 9, California Fire Code
2019 Title 24, Part 11, California Building Standards Code
2019 Title 24, California Green Building Standards Code
City of Carmel-by-the-Sea Municipal Code

SITE DATA

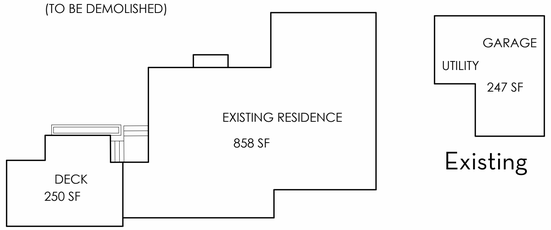
APN:	010-029-019-000
SITE ADDRESS:	0 SE Corner of 3rd and Santa Fe
OWNERS:	Ana & Daniel Pressey PO Box 632 Calistoga, CA 94515 (707) 225-1831 danielovines@gmail.com
ZONING:	R-1 Single Family Residential
LOT AREA:	4,000 square feet (40' x 100')
USE:	R3
TYPE of CONSTR:	VB-sprinklered
PSA:	20-220 (Pressey)
SETBACKS:	
Front:	15' (from Santa Fe Street prop. line)
Street Side:	5'
Interior Side:	3' and combined 10'
Rear:	3'

DRAWING SHEET LIST

No.	Sheet Name
SP-1	Story Pole Plan
G1.0	TITLE SHEET
G1.1	STREETSCAPE ELEVATIONS
G1.2	City Forester Tree Survey
A1.0	SITE PLAN
A1.1	FLOOR PLAN
A1.2	ROOF PLAN MATERIALS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS
C1	PROJECT SPECS & KEY MAP. TOPOGRAPHIC SURVEY
C2	GRADING & DRAINAGE PLAN
C3	CIVIL BMPs
L1.0	PRELIMINARY LANDSCAPE SITE PLAN
L2.0	PRELIMINARYPLANTING PLAN
L3.0	PLANTING DETAILS

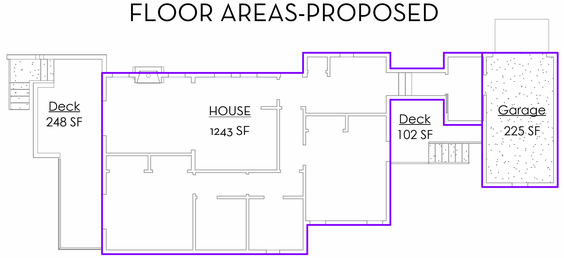
FLOOR AREAS-EXISTING

(TO BE DEMOLISHED)



Existing

FLOOR AREAS-PROPOSED



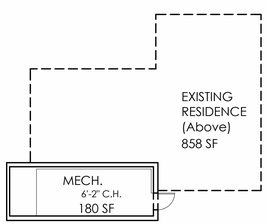
FLOOR PLAN Proposed

Views from 3rd Avenue

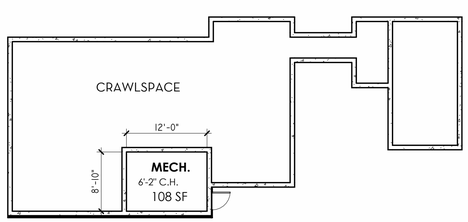
BUILDING AREA Proposed

Gross Building Areas

HOUSE	1,243 SF
GARAGE	225 SF
MECH.	108 SF
TOTAL	1,576 SF



BASEMENT MECHANICAL Existing



BASEMENT MECHANICAL Proposed

THOMAS REX HARDY, AIA
3826 BALBOA STREET
SAN FRANCISCO, CA 94108
(415) 837-0489

LICENSED ARCHITECT ☆ STATE OF CALIFORNIA ☆ THOMAS REX HARDY C-12683 EXP 5/31/2025

www.TRHaia.com

Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel
APN # 010-029-019-000

No.	Description	Date

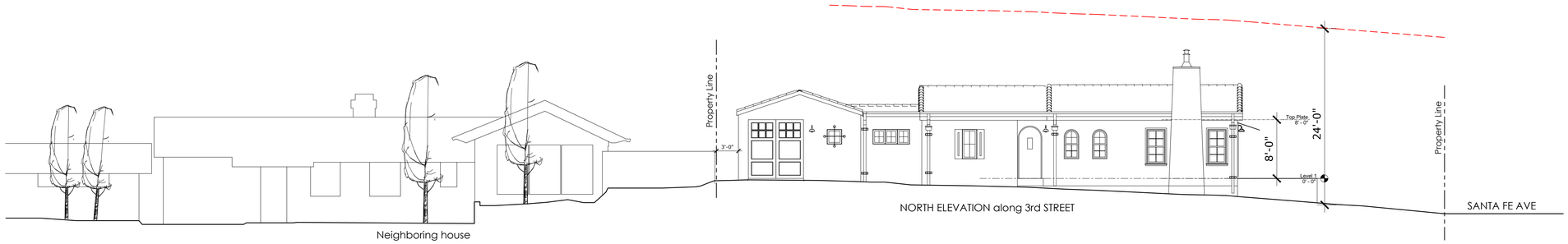
Design Review Rev'd

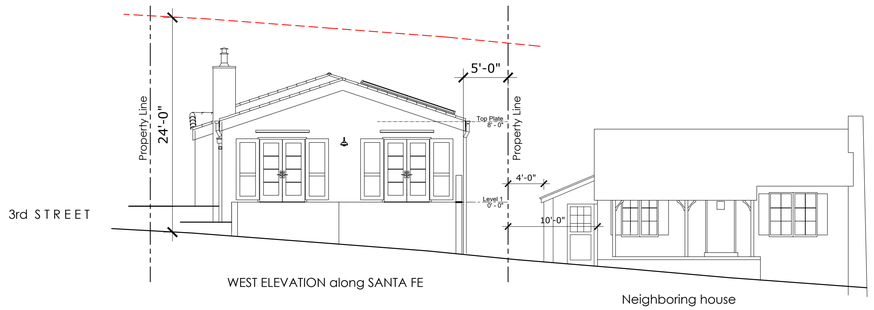
TITLE SHEET

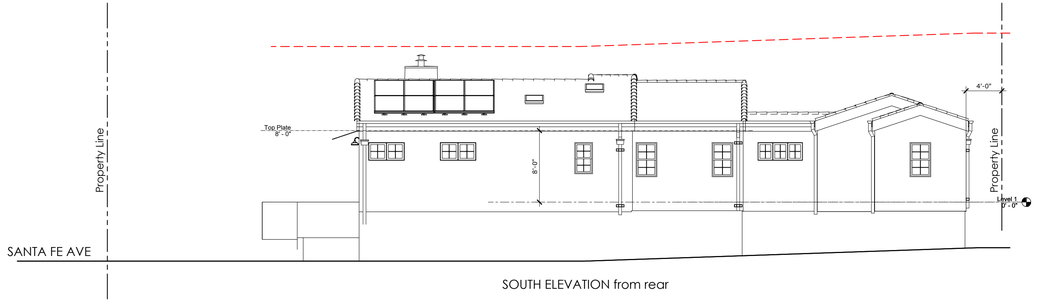
Project No.	2004
Date	1/26/24
Drawn by	TRH
Scale	3/32" = 1'-0"

G1.0

1/26/2024 2:29:30 PM

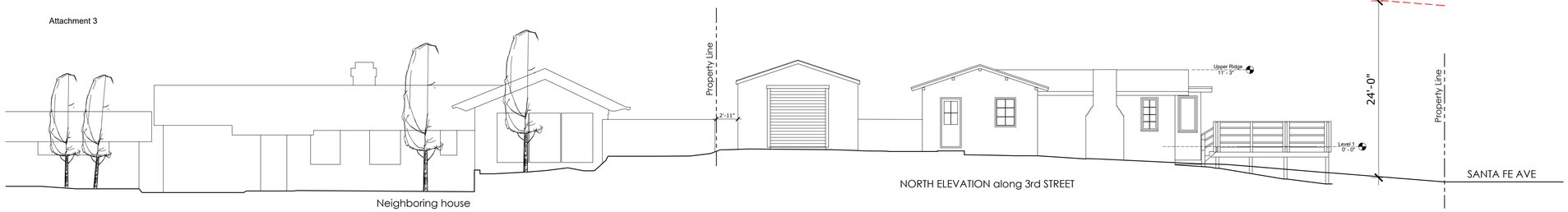


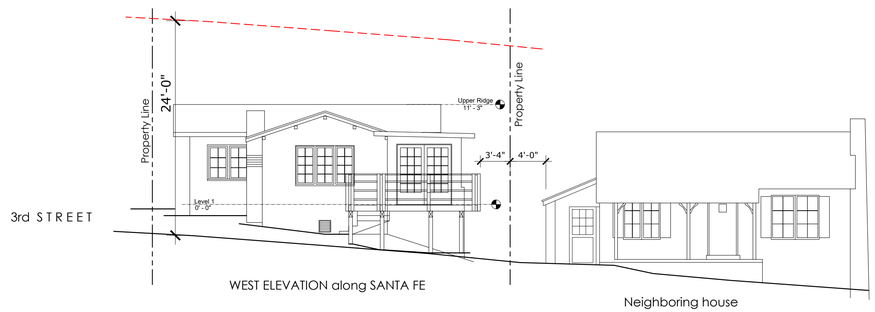


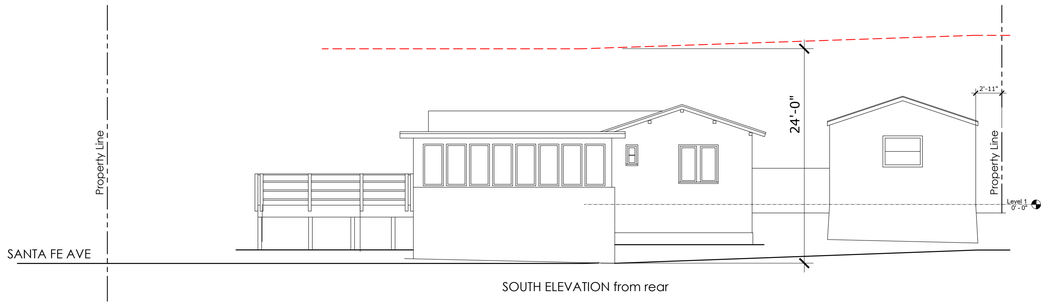


PROPOSED STREETSCAPE ELEVATIONS

Attachment 3







EXISTING STREETSCAPE ELEVATIONS

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www.TRHaia.com

Pressey Ana & Daniel
PresseyProject 3rd & Santa Fe,
Carmel

APN: 010-029-019-000

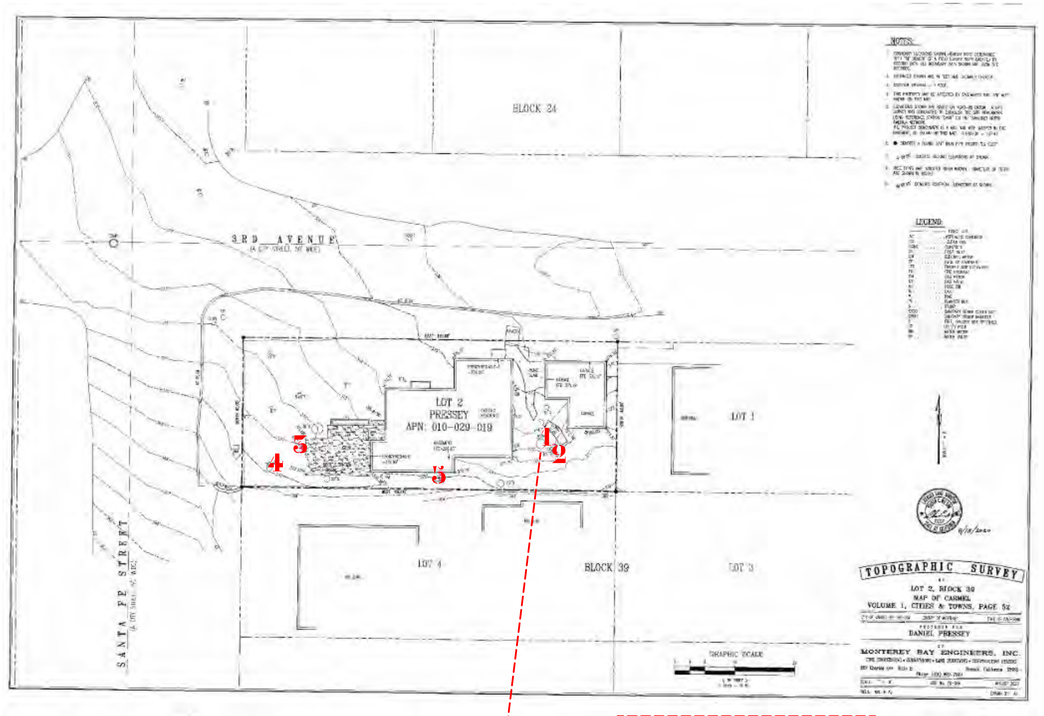
No.	Description	Date

Design Review Rev'd

STREET ELEVATIONS & PROFILES
Existing & Proposed

Project Number	2004
Date	1/26/24
Drawn by	TRH
Scale	1/8" = 1'-0"

G1.1



Please note that tree #1 indicated on original tree survey was removed in January 2023 after damage from winter storms caused hazardous conditions.

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5										
score	2	2	2	1	2										

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5										
score	2	2	1	1	1										

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

Tree #	1	2	3	4	5										
Total Score	8	7	7	4	7										

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5										
YES	X	X	X	X	X										
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

No _X___ Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SIGNIF	X	X	X		X											
MOD SIGNIF				X												
NOT SIGNIF																

Significant Tree Evaluation Worksheet

Attachment 3

Block: 39 Lot(s): 2 APN: 010-029-000 Street Location: SE Corner of 3rd and Santa Fe

Planner: C Tarone City Forester: S Davis

Property Owner: Daniel Pressey

Recommended Tree Planting: 1 upper canopy tree

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5										
YES															
NO	X	X	X	X	X										

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5										
Species	MP	CO	CO	CO	OT										
YES	X	X	X	X											
NO					X										

MP – Monterey pine MC – Monterey cypress BP – Bishop pine CR – Coast redwood CO – Coast live oak
CI – Catalina Ironwood CS – California sycamore BL – Big leaf maple OT – Other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5										
YES	X	X	X	X	X										
NO															

	Diameter	Height
Monterey pine, Monterey cypress, Bishop pine, Coast redwood	6 inches @ dbh	15 Feet
Coast live oak – single trunk tree	6 inches @ dbh	N/A
Coast live oak – cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height	6 inches @ dbh	N/A
California sycamore, Big leaf maple, Catalina ironwood	10 inches @ dbh	25 Feet

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5										
score	2	1	2	1	2										

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5										
score	2	2	2	1	2										

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

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Ana & Daniel Pressey
3rd & Santa Fe, Carmel
APN # 010-029-019-000

No.	Description	Date

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City Forester Tree Survey

Project No.	2004
Date	1/26/24
Drawn by	Author
Scale	

G1.2

1/26/2024 2:29:31 PM

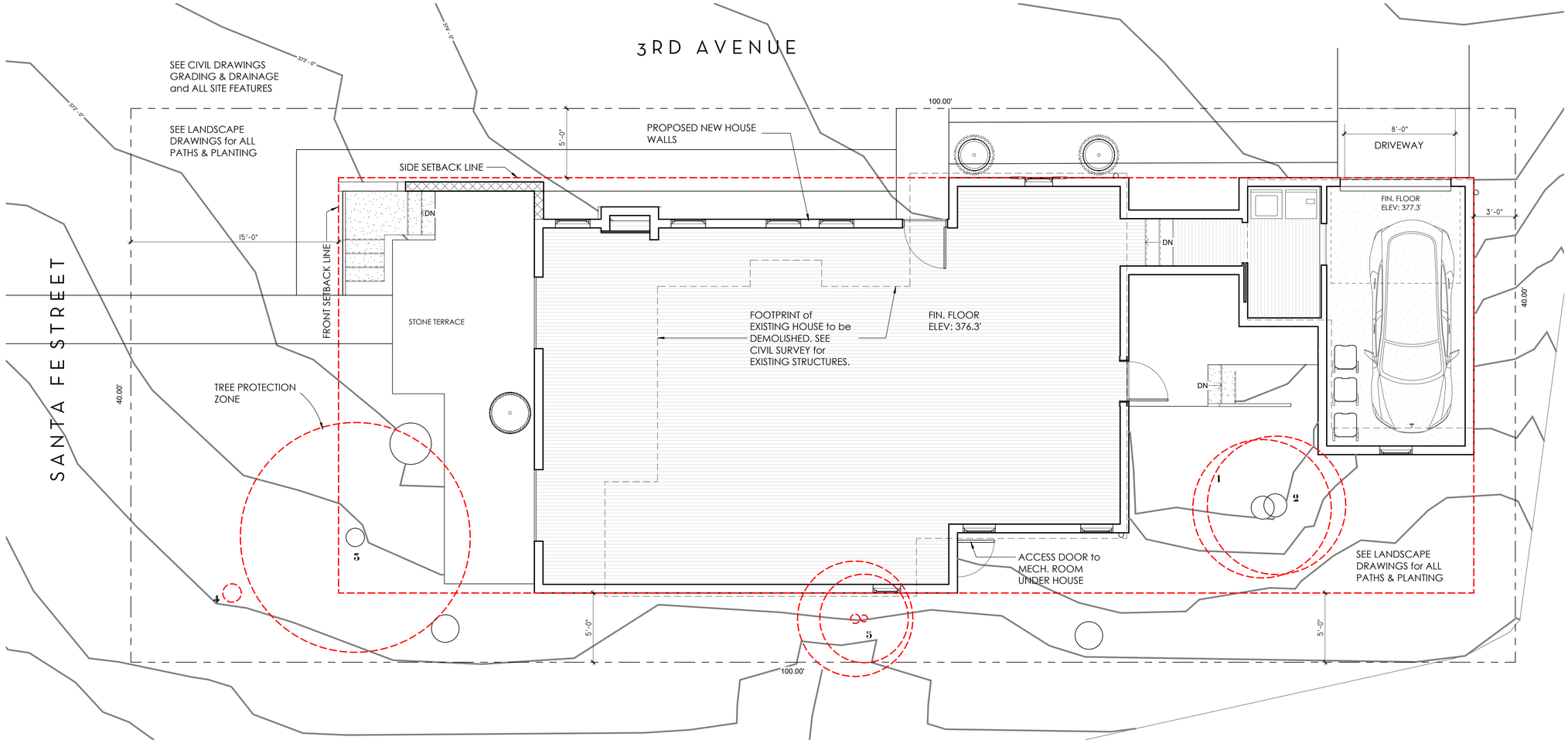
Attachment 3

TREE PROTECTION

No.	TRUNK SIZE	ROOT ZONE
1	[30" trunk removed Jan. 2023]	
2	10" + 10"	5' + 5'
3	16"	8'
4	16"	8'
5	6" + 8"	3' + 4'

SEE CIVIL DRAWING C1 for SITE SURVEY and EXISTING STRUCTURES and SITE FEATURES, and C2 for GRADING & DRAINAGE PLANS.

SEE LANDSCAPE DRAWINGS for PROPOSED PLANTING and SITE FEATURES.



1 SITE
1/4" = 1'-0"

0' 2' 4' 8 16'
0 1/2" 1" 2" 4"
Scale: 1/4" = 1'-0"

North

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No.	Description	Date

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SITE PLAN
ARCHITECTURAL

Project No.	2004
Date	1/26/24
Drawn by	TRH
Scale	As indicated

A1.0

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WOOD WINDOWS with TRUE-DIVIDED LITES by LOEWEN. PAINTED MAHOGANY EXTERIOR, CLEAR FINISH or PAINTED INTERIOR.

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	HEAD HT.	OPERATION	DESCRIPTION	COMMENTS
1	2' - 0"	4' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
2	5' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
3	2' - 0"	2' - 0"	6' - 8"	FIXED	MAHOGANY PAINTED	
4	2' - 4"	3' - 10"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
5	5' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
7	2' - 4"	3' - 10"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
8	2' - 4"	3' - 10"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
9	2' - 0"	3' - 6"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
10	4' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
11	4' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
12	2' - 6"	5' - 0"	7' - 0"	ARCHED HEAD D.H.	MAHOGANY PAINTED	
13	2' - 6"	5' - 0"	7' - 0"	ARCHED HEAD D.H.	MAHOGANY PAINTED	
14	2' - 6"	4' - 8"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
15	2' - 6"	4' - 8"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
16	2' - 0"	2' - 0"		FIXED FIXED SKYLIGHT	SKYLIGHT-DARK BRONZE	VELUX
17	2' - 0"	2' - 0"		FIXED FIXED SKYLIGHT	SKYLIGHT-DARK BRONZE	VELUX

Attachment 3

WINDOW NOTES

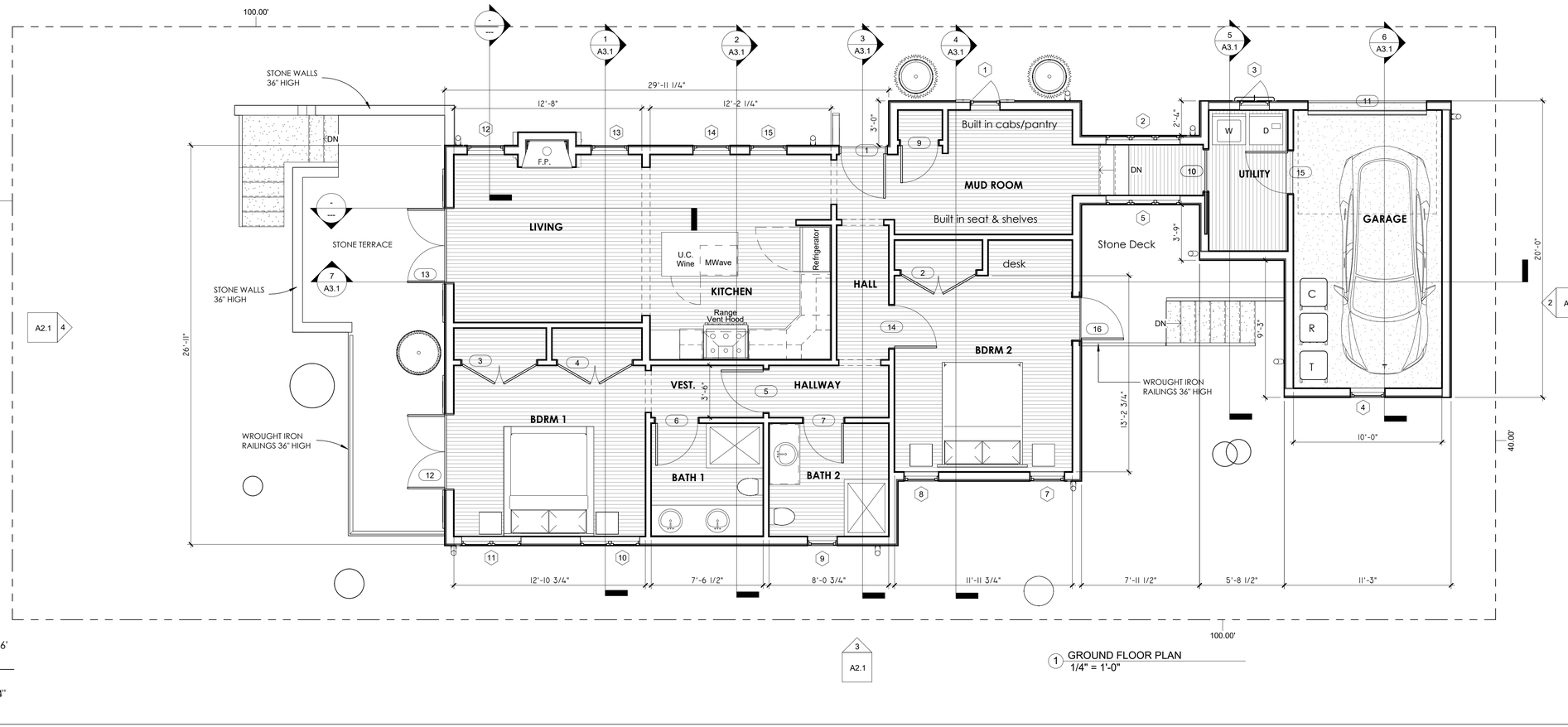
1. ALL WINDOWS shall be CUSTOM, TRUE-DIVIDED LITE, PAINTED MAHOGANY. By LOEWEN or APPROVED EQUAL.
2. ALL GLAZING shall be TEMPERED or LAMINATE SAFETY GLASS.
3. SKYLIGHTS shall have NON-REFLECTIVE GLASS and be EQUIPPED with INTERIOR SHADE. SKYLIGHT FLASHING shall be DARK to MATCH ROOF MATERIAL.

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THCKNESS	FIRE RATING	DESCRIPTION
1	3' - 0"	7' - 0"	0' - 1 1/2"	-	Wood arched top
2	5' - 0"	7' - 0"	0' - 1 1/2"		Pair
3	5' - 0"	7' - 0"	0' - 1 1/2"		Pair
4	5' - 0"	7' - 0"	0' - 1 1/2"		Pair
5	2' - 10"	7' - 0"	0' - 1 1/2"		
6	2' - 10"	7' - 0"	0' - 1 1/2"		
7	2' - 8"	7' - 0"	0' - 1 1/2"		
9	2' - 6"	6' - 8"	0' - 1 1/2"		
10	2' - 10"	6' - 8"	0' - 1 1/2"		Pocket
11	8' - 0"	7' - 0"			Garage Door
12	5' - 0"	7' - 0"	0' - 1 1/2"		
13	5' - 0"	7' - 0"	0' - 1 1/2"		
14	2' - 10"	7' - 0"	0' - 1 1/2"		
15	2' - 10"	6' - 8"	0' - 1 1/2"	20-min. label	Self-closing
16	2' - 10"	6' - 8"	0' - 1 1/2"		
17	2' - 8"	3' - 0"	0' - 2"		

DOOR NOTES

1. ALL EXTERIOR DOORS shall be CUSTOM, TRUE-DIVIDED LITE, PAINTED MAHOGANY.
2. ALL GLAZING shall be TEMPERED or LAMINATE SAFETY GLASS.
3. GARAGE DOOR shall be CUSTOM WOOD, with TRUE-DIVIDED LITE SAFETY GLAZING. PAINTED.



1 GROUND FLOOR PLAN
1/4" = 1'-0"

North

0' 2' 4' 8 16'
Scale: 1/4" = 1'-0"
0 1/2" 1" 2" 4"

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Ana & Daniel Pressey
3rd & Santa Fe, Carmel

APN # 010-029-019-000

No.	Description	Date

Design Review Rev'd

FLOOR PLAN

Project No.	2004
Date	1/26/24
Drawn by	TRH
Scale	1/4" = 1'-0"

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PROPOSED MATERIALS

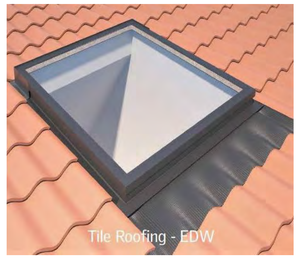
LEGACY COLLECTION

TAPERED BARREL MISSION 14 1/4" TILE LUDOWICI

A mission barrel system comprised of small tapered mission caps and straight barrel pans with a smooth surface, Ludowici's short tight tapered barrel tiles create an authentic old European look. Greater pieces per square allow for enhanced color distribution when installing a color blended roof pattern. Tapered barrel Mission tiles are available in all standard and custom colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

ROOF TILES. LUDOWICI 14-1/4" TAPERED BARREL MISSION. CLAY RED.

ROOF TILES. LUDOWICI 14-1/4" TAPERED BARREL MISSION. CLAY RED.



VELUX LOW PROFILE SKYLIGHT with DARK FLASHING and NON-REEFLECTIVE GLASS. INTERIOR SHADES.

TYPICAL WROUGHT-IRON RAILING.

Attachment 3

RHEINZINK HALF-ROUND GUTTERS and 3" DIA. DOWNSPOUTS.

PROPOSED PAINT COLORS

All Benjamin-Moore colors.

Monterey White
HC-27

EXTERIOR PLASTER WALLS.

Aegean Teal
2136-40

WINDOWS and TRIM.

Chrome Green
HC-189

ENTRY DOOR, GARAGE DOOR, SHUTTERS.

CARMEL STONE for LOW WALLS and STEPS

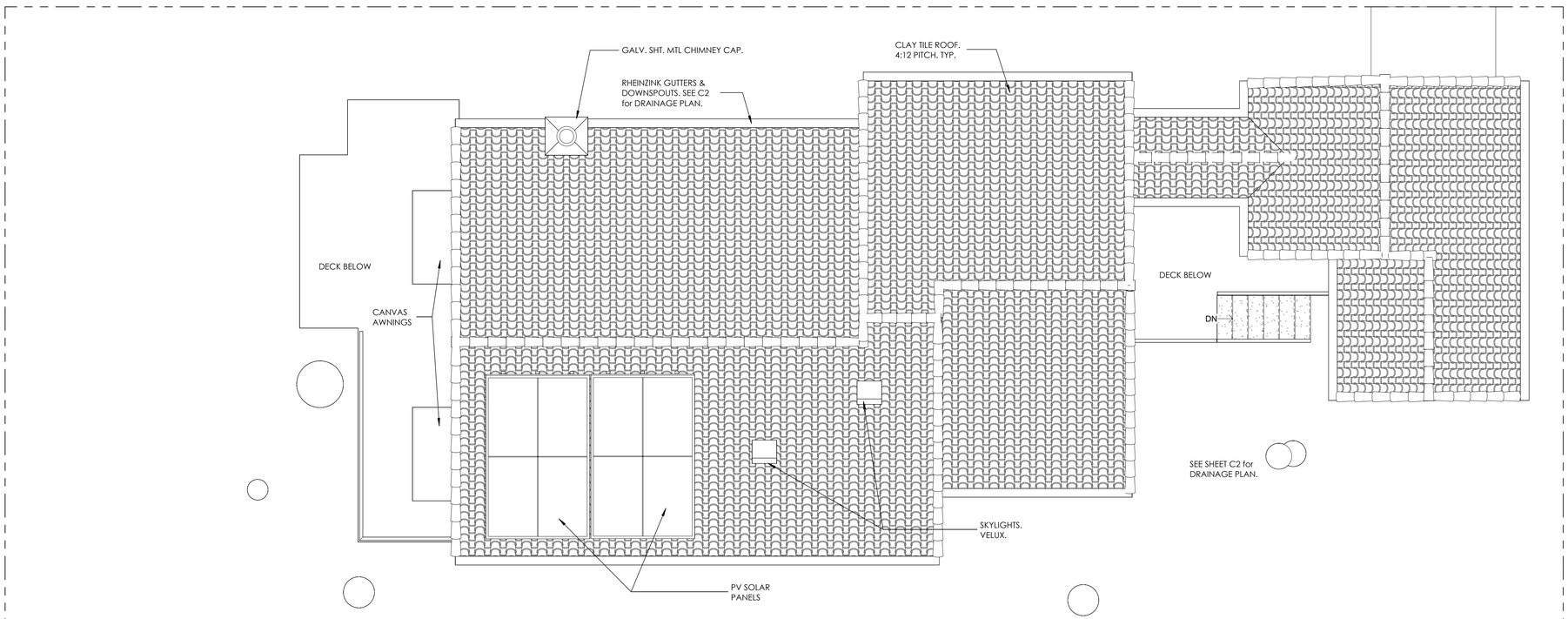
S|H STUDIOS lightingshs.com

Mission Ridge Small Outdoor Light – Short

Specifications

Width: 5"
Height: 10"
Projection: 7
Canopy Size: 4.5" x 8.75"
Max Wattage: E-26 60w
Weight: 6.5 lbs.
Sockets: 1
Weather Location: Wet

EXTERIOR LIGHT FIXTURE.
LED max. 225 lumens
Steven Handelman Studios
Bronze finish.



1 ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN MATERIALS

Project No.	2004
Date	1/26/24
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Scale	1/4" = 1'-0"

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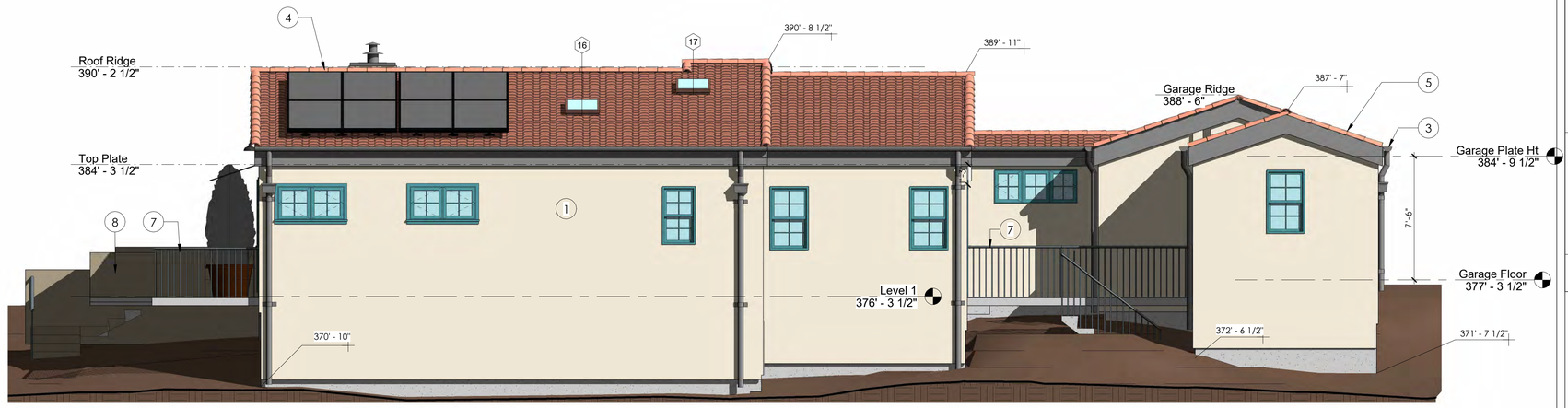
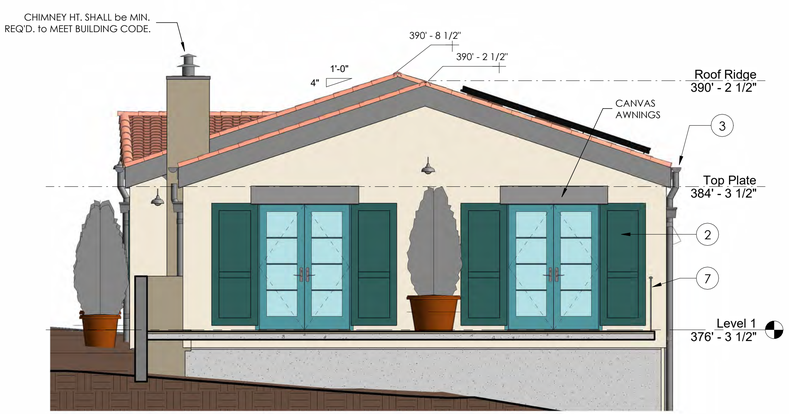
Attachment 3



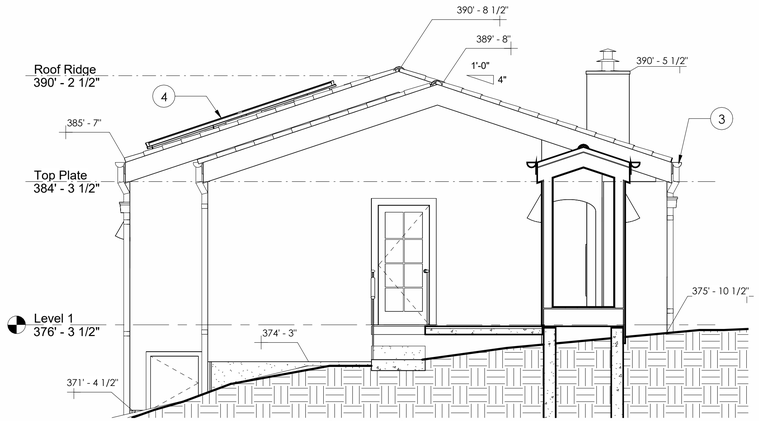
3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1	PAINTED STUCCO. TYP.
2	WOOD SHUTTERS PAINTED.
3	RHEINZINK GUTTERS & DOWNSPOUTS
4	PV PANELS
5	CLAY TILE ROOF. Ludowici tapered barrel mission tile
6	MAHOGANY WINDOWS. PAINTED
7	WROUGHT IRON RAILINGS
8	CARMEL STONE



2 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8 16'
0 1/2" 1" 2" 4"
Scale: 1/4" = 1'-0"

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3rd & Santa Fe, Carmel

APN # 010-029-019-000

No.	Description	Date

Design Review Rev'd

EXTERIOR ELEVATIONS

Project No.	2004
Date	1/26/24
Drawn by	TRH
Scale	1/4" = 1'-0"

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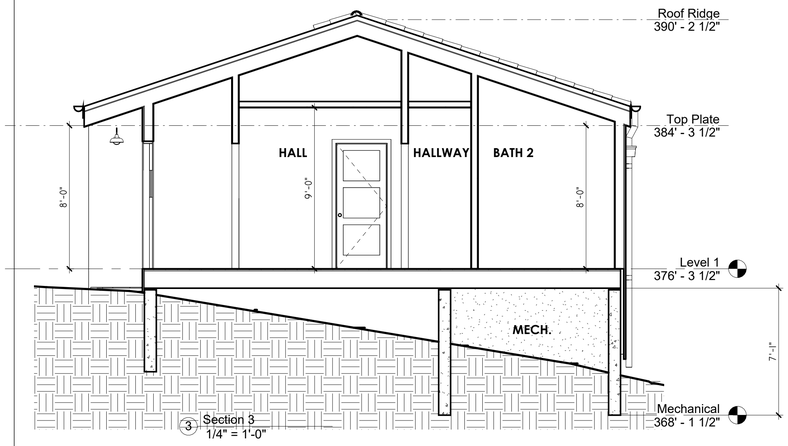
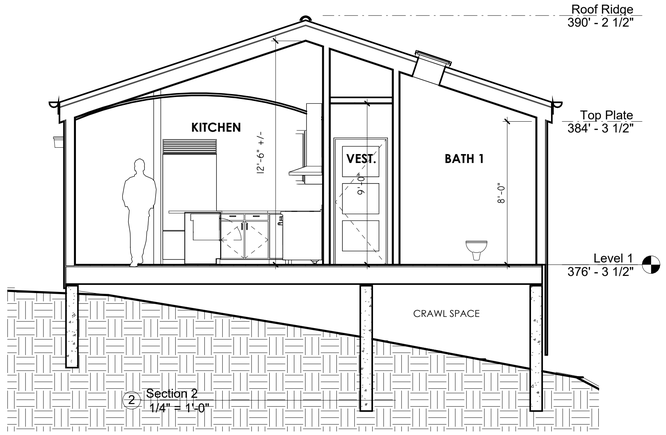
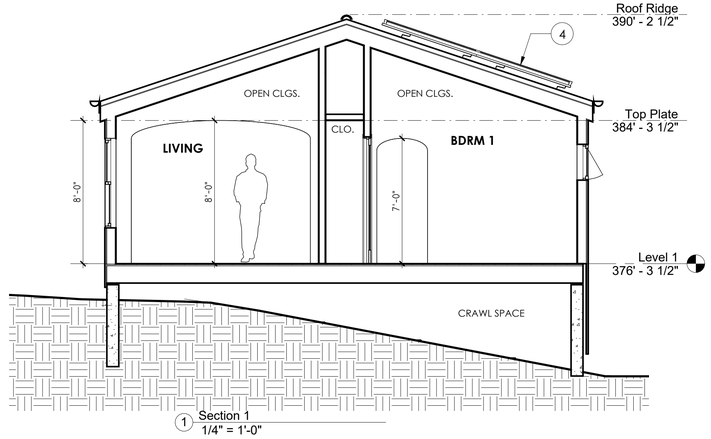
Attachment 3



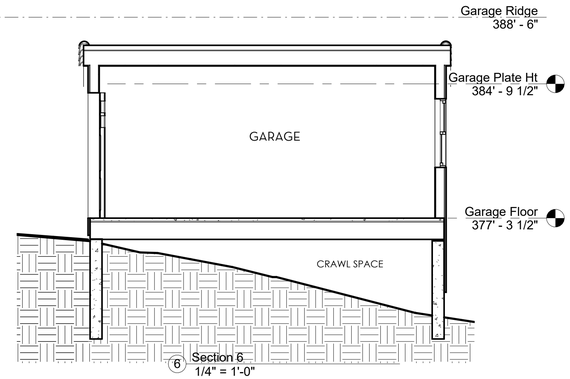
3 Section 3
1/4" = 1'-0"



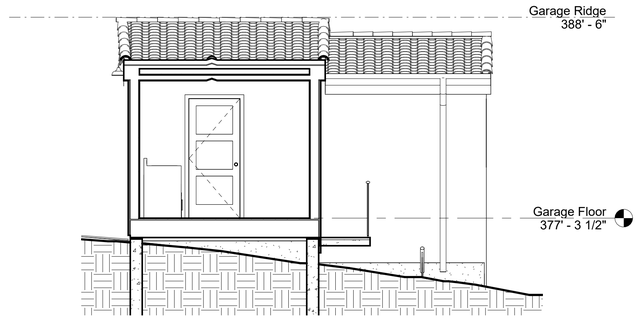
2 Section 2
1/4" = 1'-0"



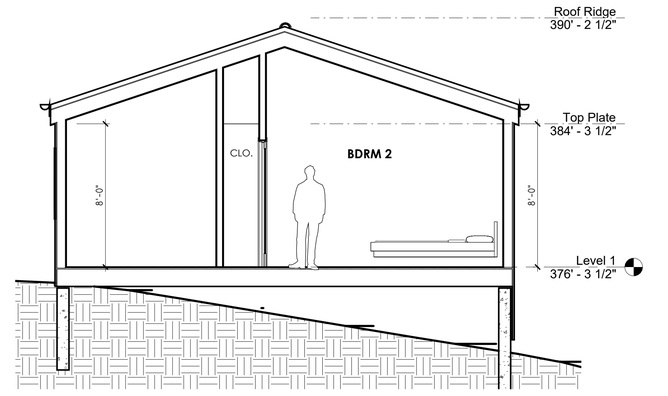
1 Section 1
1/4" = 1'-0"



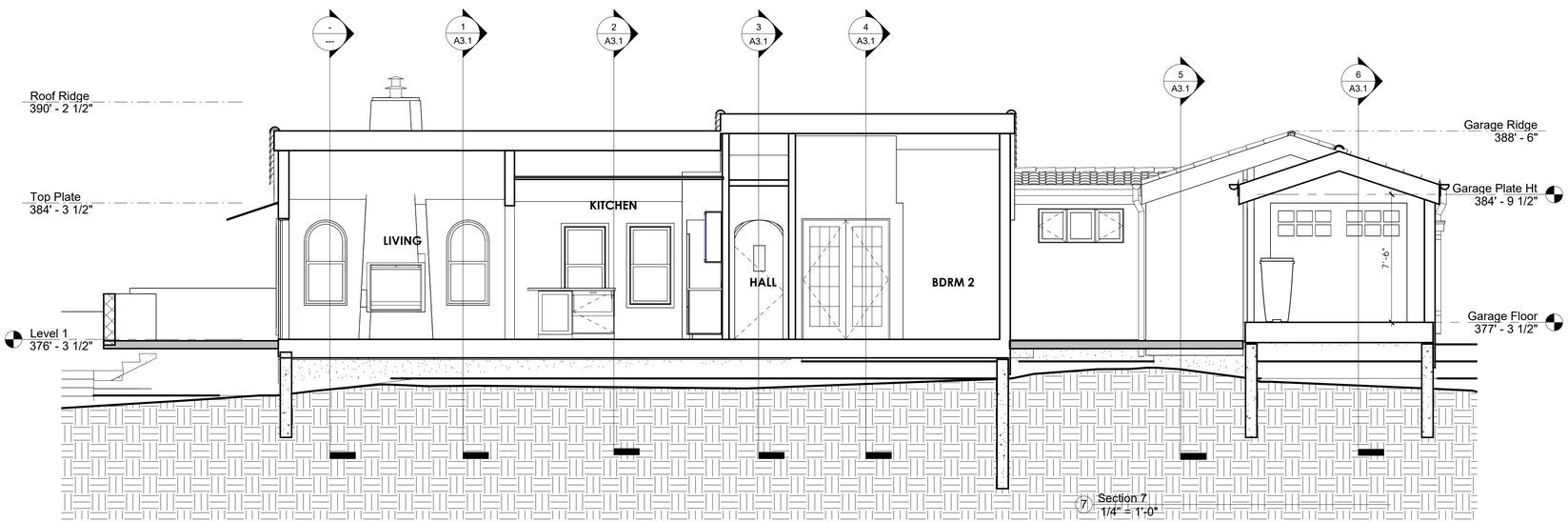
6 Section 6
1/4" = 1'-0"



5 Section 5
1/4" = 1'-0"



4 Section 4
1/4" = 1'-0"



7 Section 7
1/4" = 1'-0"

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Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel

APN # 010-029-019-000

No.	Description	Date

Design Review Rev'd

SECTIONS

Project No.	2004
Date	1/26/24
Drawn by	TRH
Scale	1/4" = 1'-0"

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PROPOSED PRESSEY RESIDENCE
GRADING & DRAINAGE IMPROVEMENT PLANS
LOT 2, BLOCK 39
MAP OF CARMEL CITY
VOLUME 1 CITIES & TOWNS, PAGE 52
(APN: 010-029-019)

PREPARED FOR

DANIEL & ANA PRESSEY

APRIL, 2023

BEST MANAGEMENT PRACTICE NOTES

1. **OWNER:**
DANIEL & ANA PRESSEY
1744 EMERALD DRIVE
CALISTOGA, CA 94515
PHONE: (707) 225-1831

2. **CIVIL ENGINEER: STEVEN C. WILSON**
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
PHONE: (831) 899-7899

3. **CONSTRUCTION SUPERINTENDENT:**
_____
_____

4. **ESTIMATED CONSTRUCTION STARTING & COMPLETION DATE:**
_____
24 HOUR PHONE NUMBER:
PHONE:_____ SITE PHONE:
CONTRACTOR:
_____
_____

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. THE GRADING AND DRAINAGE PLANS SHALL BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE CITY OF CARMEL BY THE SEA FOR REVIEW PRIOR TO IMPLEMENTATION.
7. THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. HYDROSEEDING SHALL BE APPLIED AS PER CALTRANS SPECIFICATIONS, OR AS OTHERWISE NOTED ON THESE PLANS.
15. WITH THE APPROVAL OF THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

EROSION & SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF THE SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY OF CARMEL BY THE SEA.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ON TO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY OF CARMEL BY THE SEA.
5. IF HYDRO SEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION CONTROL AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY OF CARMEL BY THE SEA OR REPRESENTATIVE OF ANY FIELD CHANGES.

Attachment 2

SEED AND STRAW MULCH

1. SEED AND STRAW MULCH IS TO BE USED FOR SOIL DISTURBED AREAS AS A MEANS FOR TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UP TO 2:1 H:V (50%).
2. SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ. FT.) OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ.FT.) INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION.
3. NOTE: IN AREAS THAT ARE NOT SENSITIVE HABITAT, THE SEED SHALL BE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE, BARLEY OR WHEAT. IN AREAS THAT ARE SENSITIVE HABITAT, THE SEED MIX AND STRAW SHALL BE AS RECOMMENDED BY THE PROJECT BIOLOGIST, BE INDICATED ON THE PLANS, AND APPROVED BY THE PLANNING DEPARTMENT.

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT
1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
4. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

WASTE MANAGEMENT PLAN

REF: CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION, SECT. 4

1. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE HANDLING AND DISPOSAL OF ALL WASTE GENERATED ON SITE.
2. STORE HAZARDOUS MATERIALS AND WASTE IN COVERED CONTAINERS AND PROTECT FROM VANDALISM.
3. ENSURE THAT A STOCKPILE OF SPILL CLEANUP MATERIALS ARE AVAILABLE AND READILY ACCESSIBLE.
4. DO NOT ALLOW WATER USED FOR CLEANING AND DECONTAMINATION TO ENTER STORM DRAINS OR WATERCOURSES.
5. COLLECT AND DISPOSE OF CONTAMINATED WATER IN ACCORDANCE WITH WM-10, LIQUID WASTE MANAGEMENT.
6. DRIP PANS OR ABSORBENT MATERIALS SHALL BE PLACED UNDER PAVING EQUIPMENT WHEN NOT IN USE.
7. FOR REFUELING ON SITE, USE DESIGNATED AREAS LOCATED AWAY FROM WATER COURSES.
8. WHEN FUELING, USE SECONDARY CONTAINMENT TO CATCH SPILL/LEAKS.
9. DUMPSTERS SHALL BE MAINTAINED ON SITE FOR THE COLLECTION AND DISPOSAL OF CONSTRUCTION WASTE.
10. HAZARDOUS WASTE SHALL BE SEGREGATED FROM NONHAZARDOUS CONSTRUCTION WASTE.
11. KEEP HAZARDOUS WASTE CONTAINERS IN SECONDARY STORAGE.
12. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CFR 261-263.
16. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
17. A CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED ON SITE. SEE DETAIL 'E' LOCATED ON SHEET C-4.
18. DISPOSE OF HARDENED CONCRETE WASTE ON A REGULAR BASIS IN ACCORDANCE WITH WM-5, SOLID WASTE MANAGEMENT.
19. SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON SITE.

TREE TRIMMING NOTES

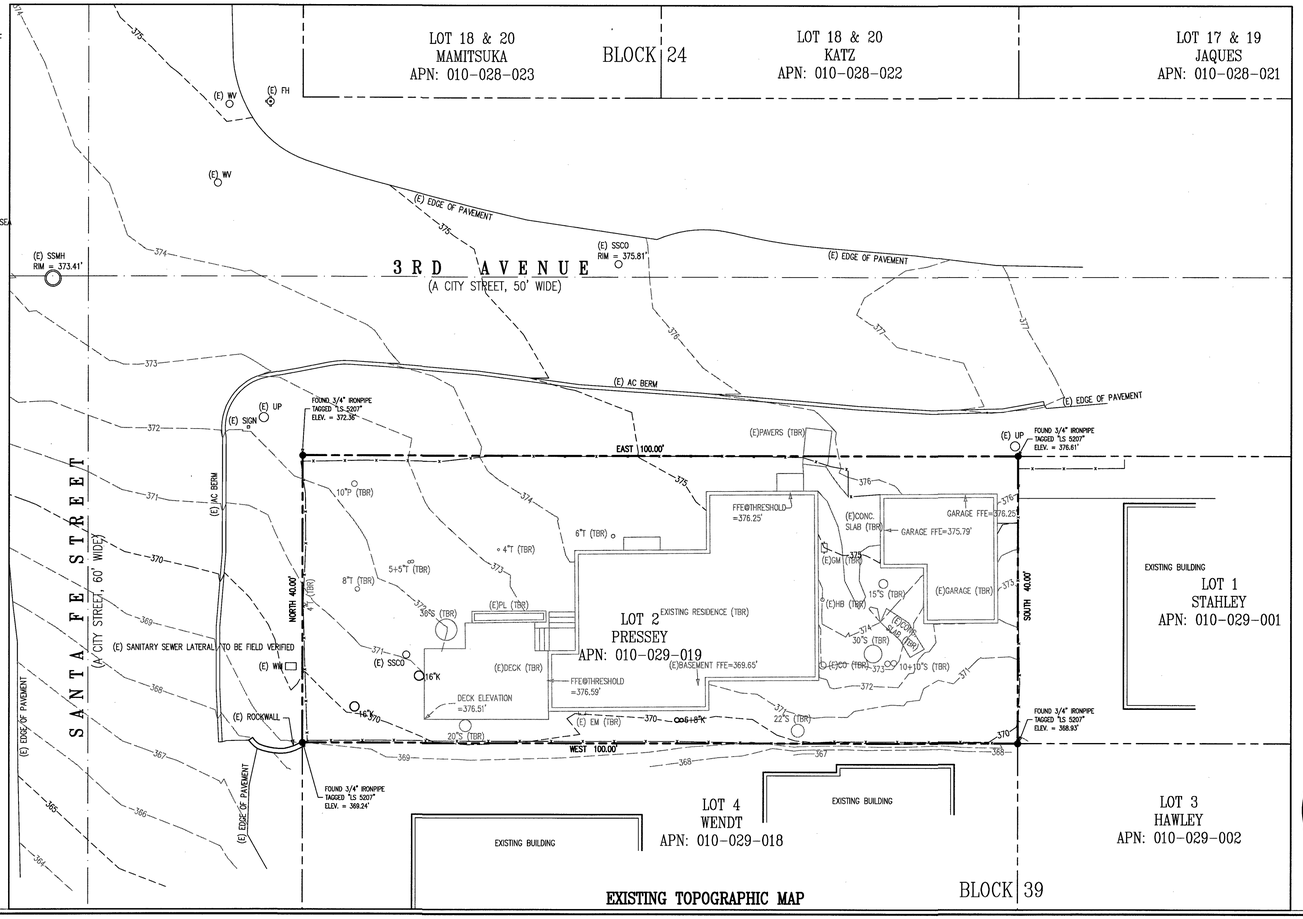
1. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA.
2. NO LIMBS OR ROOTS SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST OCCUR UNDER THE SUPERVISION OF A LICENSED ARBORIST.
3. NOTIFY THE LANDSCAPE ARCHITECT WHEN A TREE LIMB OR ROOT IS IN CONFLICT WITH THE CONSTRUCTION.
4. PRUNE TREES TO BALANCE THE CROWN, AND ELIMINATE HAZARDS. PERFORM MAIN WORK TO REDUCE SAIL EFFECT THROUGH THINNING, REDUCING END WEIGHTS, SHORTENING LONG HEAVY LIMBS, REMOVING DEADWOOD, WEAK LIMBS AND SUCKER GROWTH. PRUNE LIMBS BACK TO AN APPROPRIATE LATERAL BRANCH.
5. MAKE FINAL CUTS AT THE OUTER EDGE OF THE BRANCH COLLAR IN ACCORDANCE WITH ARBORISTS RECOMMENDATIONS.
6. PERFORM PRUNING WORK IN A SAFE AND PROPER MANNER, ADHERING TO CAL-OSHA AND ANSI STANDARDS.
7. AVOID CUTTING TO PREVENT DISRUPTION OF THE TREE'S WATER AND NUTRIENT CARRYING CAPACITY AND THE NATURAL STABILITY BASED ON BALANCE OF RADIAL OR SINKER ROOT SYSTEM. UNDERGROUND UTILITIES SHALL WHERE POSSIBLE, BE ROUTED OUTSIDE THE TREE PROTECTION ZONE.

SURVEY NOTES

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT AS SHOWN ON THIS MAP. ELEVATION = 137.44'
3. CONTOUR INTERVAL = 1 FOOT.
4. ALL TREES ARE SHOWN IN INCHES.
5. TOPOGRAPHIC SURVEY PROVIDED BY RASMUSSEN LAND SURVEYING, INC., DATED FEBRUARY, 2019.

ROOF WATER COLLECTION NOTES:

1. ALL ROOF RUNOFF SHALL BE COLLECTED BY EVE GUTTERS AND RAIN WATER LEADERS.
2. ALL DOWNSPOUTS AT LANDSCAPE AREAS TO UTILIZE SPLASH BLOCKS AND SHALL SURFACE DRAIN TO STORMWATER DISPERSION TRENCH CONTROL MEASURE.
3. MAINTAIN POSITIVE SLOPE AWAY FROM EXTERIOR OF BUILDING AND ADJOING PROPERTIES PER THE 2016 CALIFORNIA BUILDING CODE.



EXISTING TOPOGRAPHIC MAP

APPLICANT INFORMATION

PROJECT APN:	010-029-019
ADDRESS:	SE CORNER OF SANTA FE & 3RD AVENUE. CARMEL BY THE SEA, CA 93921 (707) 225-1831
OWNER:	DANIEL & ANA PRESSEY P.O BOX 632 CALISTOGA, CA 94515 (707) 225-1831
CIVIL ENGINEER:	STEVEN C. WILSON, RCE25136 MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
PROJECT ARCHITECT:	THOMAS REX HARDY, AIA 3826 BALBOA STREET SAN FRANCISCO, CA 94121 (415) 837-0489

GRADING NOTES

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2016 C.B.C, UFC, UMC, UPC, TITLE 24 AND 1996 NEC, AND THE LATEST CITY OF CARMEL BY THE SEA STANDARDS AND SPECIFICATION.
2. ALL GRADING SHALL CONFORM TO THE LATEST CITY OF CARMEL BY THE SEA STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCES.
3. ALL LOOSE SOIL TO WITHIN FIVE FEET OUTSIDE THE BUILDING AREAS MUST BE4 SUBEXCAVATED TO A DEPTH OF 30" OR MORE AS NEEDED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, THEN BACKFILLED AND RECOMPACTED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
5. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
6. SOIL TYPE: ESD-ELKHORN FINE SANDY LOAM.
7. ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS.
8. FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT.
9. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD DATA OBTAINED BY MONTEREY BAY ENGINEERS, INC., DATED AUGUST, 2020.
10. ESTIMATED EARTHWORK QUANTITIES:

CUT:	38 CU.YDS.
FILL:	38 CU.YDS.
TOTAL:	0 CU.YDS.
EXPORT:	0 CU.YDS.

11. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPING.
12. ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 12 INCHES IN DEPTH.
13. ALL GRADING AROUND THE HOUSE SHOULD SLOPE AWAY FROM THE STRUCTURE AT 2% FOR 5' MIN.
14. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL = 1' VERTICAL.
15. PRIOR TO PLACEMENT OF EARTHEN FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
16. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
17. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
18. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
19. A WATER TRUCK SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION.
20. THE PURPOSE OF GRADING IS FOR THE PROPOSED NEW RESIDENCE.
21. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.

TREE PROTECTION NOTES

1. NO NATIVE TREES ARE TO BE REMOVED DURING THIS PROJECT.
2. NATIVE TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
3. A TREE PROTECTION PLAN SHALL BE APPROVED AND IN PLACE PRIOR TO THE ISSUANCE OF ANY PERMITS.
4. PROTECTIVE FENCING IS TO BE PLACED PRIOR TO THE START OF EARTHWORK.
5. ANY CUT, FILL AND/OR BUILDING FOUNDATIONS LOCATED WITHIN A MINIMUM OF 3 TIMES THE DIAMETER OF THE TREE AWAY FROM THE TRUNK OF ALL TREES SCHEDULED FOR PRESERVATION MUST BE ACCOMPANIED BY TREE PROTECTION MEASURES PROVIDED BY THE APPLICANT TO BE REVIEWED BY PLANNING STAFF.
6. THE MINIMUM RECOMMENDED DISTANCE PERMITTED SHALL BE 6'-0" AWAY FROM THE OUTSIDE EDGE OF THE TRUNK FOR ALL TREES OF A DIAMETER OF LESS THAN 2'-0".
7. DIAMETER OF A TREE SHALL BE MEASURED AT 4'-6" ABOVE THE SURROUNDING GRADE (DIAMETER AT BREAST HEIGHT (DBH))
8. ALL TREES SCHEDULED FOR PRESERVATION (WHICH MAY BE AT RISK OF INJURY OR HARM DURING TREE REMOVAL OF TREES APPROVED FOR REMOVAL OR DURING GRADING, TRENCHING OR OTHER ACTIVITIES ASSOCIATED WITH THIS PROJECT) SHALL BE TEMPORARILY FENCED DURING SUCH ACTIVITIES.
9. FENCING SHALL BE INSTALLED PRIOR TO THE BEGINNING OF TREE REMOVALS, GRADING AND CONSTRUCTION.
10. FENCING SHALL BE INSTALLED AT THE EDGE OF THE ROOT ZONE UNLESS AN ALTERNATE LOCATION DETERMINED ESSENTIAL TO THE CONSTRUCTION OF THE PROJECT IS APPROVED. THE ROOT ZONE IS DETERMINED TO BE THE AREA LOCATED WITHIN A DISTANCE OF 15 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS.
11. FENCING SHALL CONSIST OF CHAIN LINK OR PLASTIC LINK FENCE, RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION AT A MINIMUM HEIGHT OF 4'-0" ABOVE GRADE. REMOVAL OF FENCING SHALL BE AT THE DIRECTION OF THE MONTEREY COUNTY PLANNING DEPARTMENT.
12. FENCED AREAS SHALL BE MAINTAINED IN NATURAL CONDITION AND NOT BE USED FOR ANY MATERIAL OR EQUIPMENT STORAGE.
13. UTILITY AND DRAIN LINES SHALL BE LOCATED OUTSIDE OF THE ROOT ZONE UNLESS ESSENTIAL TO DEVELOPMENT AS APPROVED. UTILITY LINES SHALL NOT BE WITHIN 3' OF THE TRUNK.
14. NO ROOT WITH A DIAMETER GREATER THAN 2" SHALL BE CUT. USE A SAW TO CUT ROOTS TO LEAVE A SMOOTH SURFACE AND AVOID JAGGED CUTS AND TEARING OF THE ROOT.
15. ABSORBENT TARPS SHALL BE PLACED OVER GRADE CUTS WHERE ROOTS ARE EXPOSED. TARPS ARE TO BE SECURED WITH STAKES AND 2" TO 4" OF COMPOST OR WOOD CHIPS TO PREVENT MOISTURE LOSS. MOISTURE LEVELS BENEATH THE TARP ARE TO BE KEPT COMPARABLE TO MOISTURE LEVELS IN THE SURROUNDING SOIL.
16. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA.

GRADING LEGEND

(E) EXISTING	FG FINISHED GRADE	50 / 49	EXISTING CONTOURS
(P) PROPOSED	FL FLOWLINE	50 / 49	PROPOSED CONTOURS
(F) FUTURE	INV INVERT ELEVATION		(E) CHAIN LINK FENCE
AB AGGREGATE BASE	PL PROPERTY LINE		PROPOSED BUILDING
AC ASPHALT CONCRETE	RIM RIM ELEVATION		ASPHALT
BW BASE OF WALL	TBR TO BE REMOVED/RELOCATED		BUILDING PAD(S)
C&G CURB & GUTTER	TC TOP OF CURB		CONCRETE
CB CATCH BASIN	TDC TOP OF DEPRESSED CURB		LANDSCAPING
CL CENTERLINE	T.E TRASH ENCLOSURE	XX.XX'	TOP OF CURB ELEVATION
CO CLEAN OUT	TW TOP OF WALL	XX.XX'	FLOWLINE ELEVATION
CONC. CONCRETE	UP UTILITY POLE		
D/W DRIVEWAY	WM WATER METER		
DI DROP INLET	R RADIUS		
EL OR ELEV. ELEVATION	RWL RAIN WATER LEADER		
FC FACE OF CURB	S SLOPE		
FF FINISHED FLOOR			

UTILITY LEGEND

(E) EXISTING	INV INVERT ELEVATION	SD	STORM DRAIN LINE
(N) NEW	LF LINEAR FEET	SS	SEWER LINE
AB AGGREGATE BASE	(P) PROPOSED	W	WATER LINE
AC ASPHALT CONCRETE	R RADIUS	CTC	JOINT UTILITY TRENCH
BFP BACKFLOW PREVENTER	RIM RIM ELEVATION		4" PVC RAIN WATER LEADER
BW BACK OF SIDEWALK	RWL RAIN WATER LEADER		4" PREFORATED WALL DRAIN
C&G CURB & GUTTER	S SLOPE		PROPOSED BUILDING
CB CATCH BASIN	SD STORM DRAIN		ASPHALT
CL CENTERLINE	SF SQUARE FEET		BUILDING PAD(S)
CO CLEAN OUT	TB THRUST BLOCK		CONCRETE
D/W DRIVEWAY	TBD TO BE DETERMINED		LANDSCAPING
DI DROP INLET	TBR TO BE REMOVED/RELOCATED		
DS DOWN SPOUT	TC TOP OF CURB		
FD FLOOR DRAIN	TDC TOP OF DEPRESSED CURB		
FF FINISHED FLOOR	UP UTILITY POLE		
FG FINISHED GRADE	WM WATER METER		
FL FLOWLINE	WV WATER VALVE		
GB GRADE BREAK			

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA
6/21/2023

REVISIONS	
DATE	BY

JOB No. 22-123

CIVIL IMPROVEMENT PLANS

PROJECT SPECIFICATIONS & KEY MAP
LOT 2, BLOCK 39, MAP OF CARMEL CITY
VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY
APN: 010-029-019

CARMEL BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
DANIEL & ANA PRESSEY

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	APRIL, 2023	SPH	C1 OF TBDOE

LOT 18 & 20
MAMITSUKA
APN: 010-028-023

BLOCK 24

LOT 18 & 20
KATZ
APN: 010-028-022

LOT 17 & 19
JAQUES
APN: 010-028-021

(E) EDGE OF PAVEMENT

(E) WV

(E) FH

(E) SSMH
RIM = 373.41'

(E) SSCO
RIM = 375.81'

3RD AVENUE
(A CITY STREET, 50' WIDE)

SANTA FE STREET
(A CITY STREET, 60' WIDE)

(E) AC BERM

(E) SIGN

(E) UP

FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 372.38'

(P) V-64 D.I. WITH SILT TRAP

CONSTRUCT (P) ROOF WATER DISPERSION OUTLET PER DETAIL 1

(P) 4" PVC ROOF WATER STORM DRAIN

(P) SHREDDED WOODCHIPS

EAST 100.00'

(E) 375.52'

(E) 375.58'

(E) 376.88'

(E) 377.11'

(E) AC BERM

(E) EDGE OF PAVEMENT

(P) DRIVEWAY

(E) UP

FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 376.61'

(P) CO

(P) JOINT UTILITY TRENCH

(P) STONE PATHWAY

(P) STONE TERRACE

(P) STONE DECK

(P) HOUSE
FF ELEV.=376.30'

(P) GARAGE
FF ELEV.=377.30'

LOT 2
PRESSEY
APN: 010-029-019

NORTH 40.00'

SOUTH 40.00'

(E) SANITARY SEWER LATERAL TO BE FIELD VERIFIED

(E) WM

(E) SSCO

16"K

(E) ROCKWALL

Attachment 3

(P) V-64 D.I. WITH SILT TRAP

FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 369.24'

(P) 4" PVC ROOF WATER STORM DRAIN

WEST 100.00'

HAND DIG AROUND (E) OAK TREE AND TUNNEL UNDER ROOTS TO AVOID DAMAGE.

FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 368.93'

EXISTING BUILDING

LOT 1
STAHLEY
APN: 010-029-001

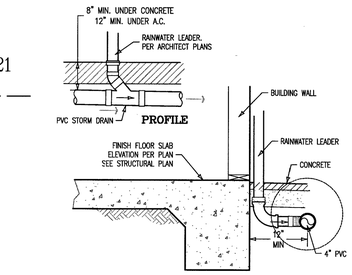
EXISTING BUILDING

LOT 4
WENDT
APN: 010-029-018

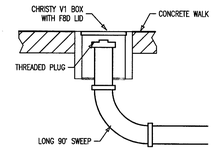
EXISTING BUILDING

LOT 3
HAWLEY
APN: 010-029-002

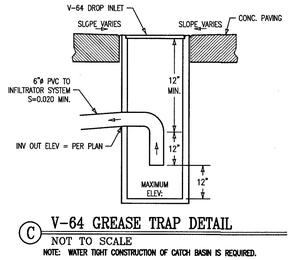
SCALE: 1" = 8'



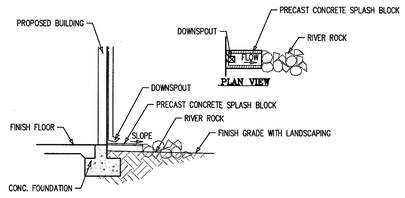
A RAIN WATER LEADER DETAIL
NOT TO SCALE



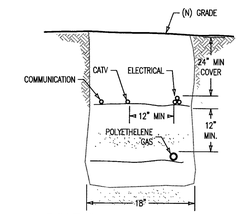
B RAIN WATER LEADER CLEAN OUT DETAIL
NOT TO SCALE



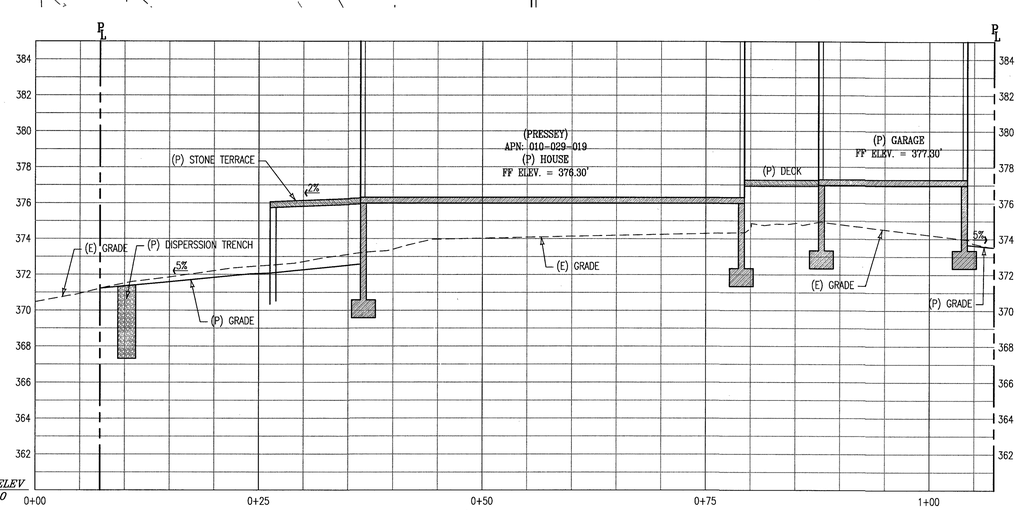
C V-64 GREASE TRAP DETAIL
NOT TO SCALE
NOTE: WATER TIGHT CONSTRUCTION OF CATCH BASIN IS REQUIRED.



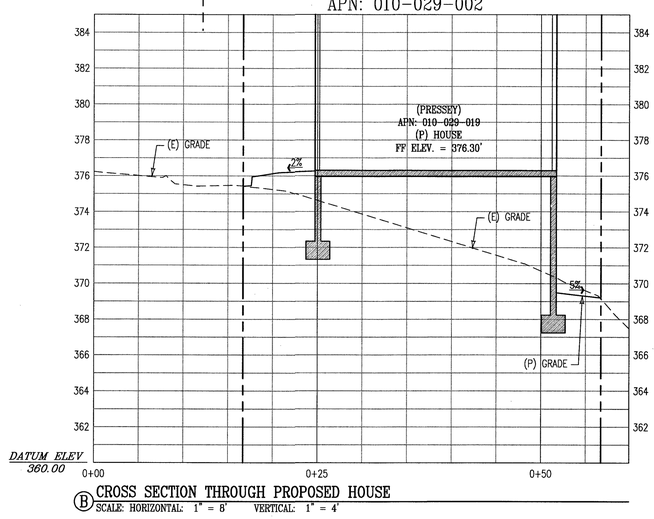
D SPLASH BLOCK DETAIL
NOT TO SCALE



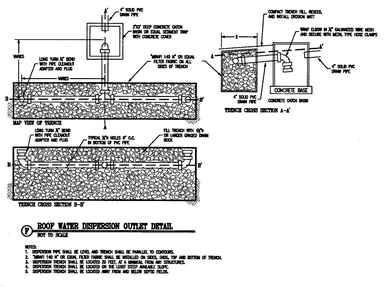
E PG&E TRENCH DETAIL
NOT TO SCALE



A CROSS SECTION THROUGH PROPOSED HOUSE AND GARAGE
SCALE: HORIZONTAL: 1" = 8' VERTICAL: 1" = 4'



B CROSS SECTION THROUGH PROPOSED HOUSE
SCALE: HORIZONTAL: 1" = 8' VERTICAL: 1" = 4'



F ROOF WATER DISPERSION OUTLET DETAIL
NOT TO SCALE

NOTES:
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. TRENCH TO BE 4" OR EQUAL PLASTIC FILTER FABRIC ON ALL SIDES OF TRENCH, SIDES, TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED ON THE LOWEST SIDE OF PROPERTY.
4. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

REVISIONS	
DATE	BY

CIVIL IMPROVEMENT PLANS

GRADING & DRAINAGE PLANS

LOT 2, BLOCK 39, MAP OF CARMEL CITY
VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY
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CARMEL BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

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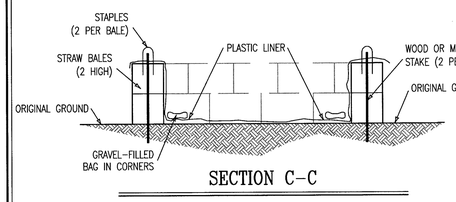
607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CA
6/21/2023

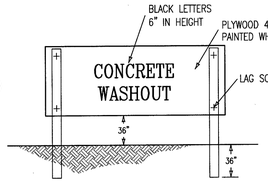
JOB No. 22-123	SCALE	DATE	DRAWN BY	SHEET
	1" = 8'	APRIL, 2023	SPH	C2 OF THREE

NOTES

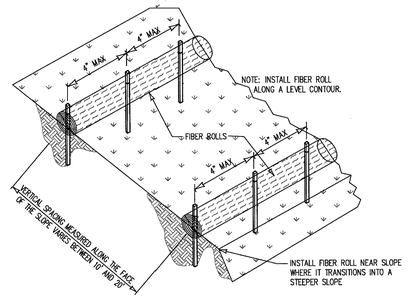
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED AREAS.
3. LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
4. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN TRASH.



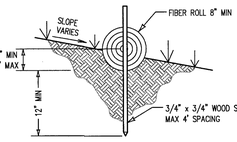
SECTION C–C



CONCRETE WASHOUT SIGN DETAIL

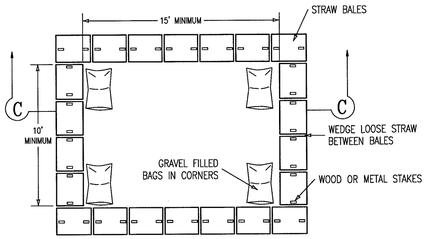


TYPICAL FIBER ROLL INSTALLATION



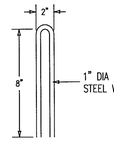
ENTRENCHMENT DETAIL

15 FIBER ROLLS
NOT TO SCALE

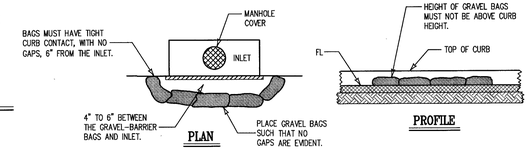


ON GRADE WASHOUT FACILITY

PLAN VIEW



STAPLE DETAIL



PLAN

PROFILE

16 TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE

NOTES

1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

16 DRAIN INLET BARRIER
NOT TO SCALE

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls; silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

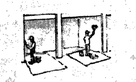
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

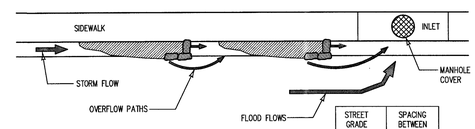
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!



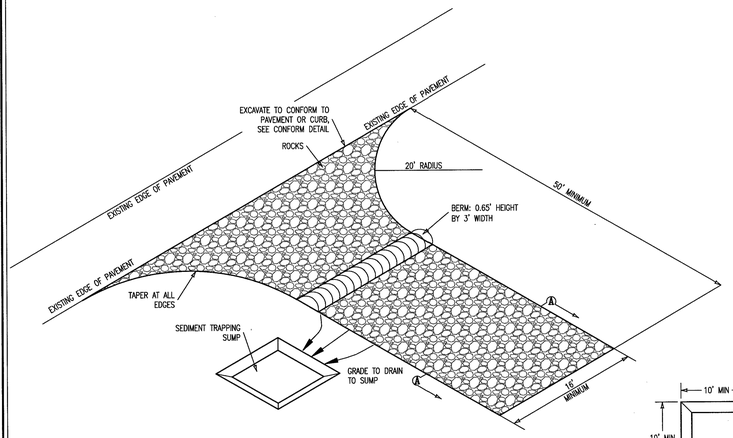
NOTES

1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

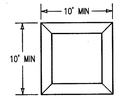
STREET GRADE (%)	SPACING BETWEEN BAGS (FT)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

19 CURB AND GUTTER CONTAINMENT
NOT TO SCALE

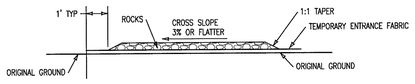
Attachment 3



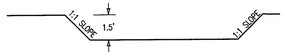
PERSPECTIVE VIEW



PLAN VIEW



SECTION A–A



ELEVATION
SEDIMENT TRAPPING SUMP

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIREDREGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

A. **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON – OCTOBER 15 THROUGH APRIL 15. **OTHERWISE**, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.

B. **EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.

C. **EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENTON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

D. **STOCKPILE MANAGEMENT**
1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

E. **WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

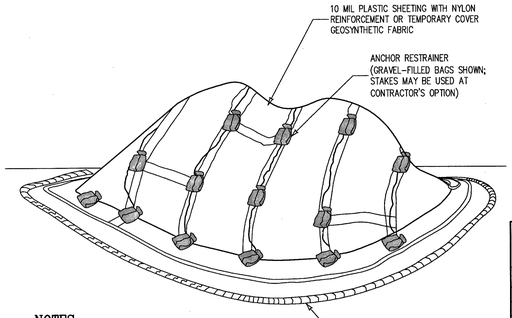
F. **VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

G. **DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT,OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.

H. **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (**NOT** WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.

I. **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.

J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.



NOTES

1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

18 TEMPORARY COVER ON STOCKPILE
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA
6/21/2023

REVISIONS	
DATE	BY

JOB No. 22-123

CIVIL IMPROVEMENT PLANS

BEST MANAGEMENT PRACTICE DETAIL

LOT 2, BLOCK 39, MAP OF CARMEL

VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY

APN: 010-029-019

CARMEL BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

DANIEL & ANA PRESSEY CITY

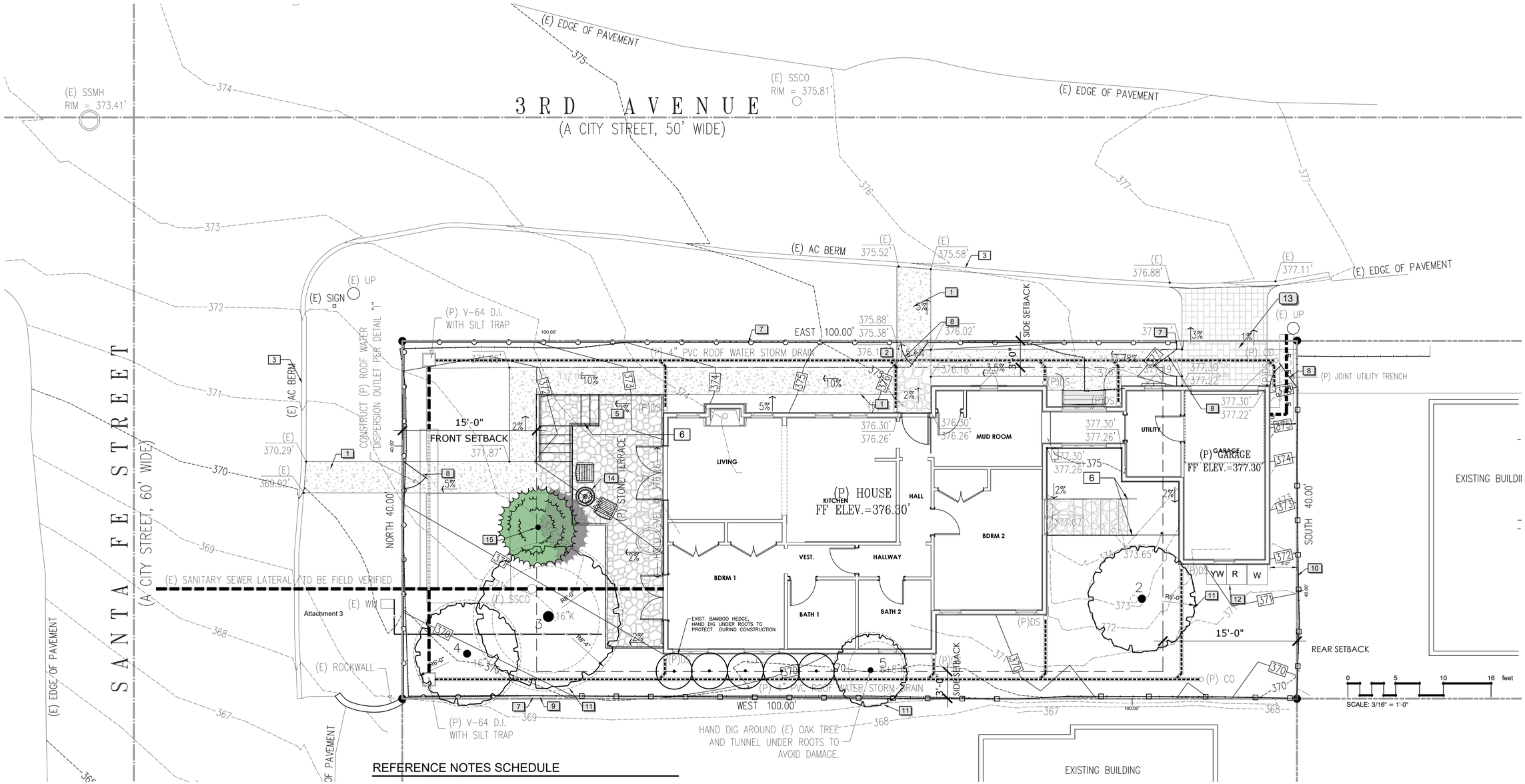
BY

MONTEREY BAY ENGINEERS, INC.

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING

607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
AS SHOWN	APRIL, 2023	SPH	C3 OF THREE



REFERENCE NOTES SCHEDULE

SYMBOL		DESCRIPTION	QTY
	1	New finely shredded woodchips, typ.	386 sf
	2	New stone pavement, typ.	343 sf
	3	Edge of street pavement	
	4	Proposed back stone terrace.	
	5	Proposed front stone terrace,constructed without disturbing roots in dripline of tree canape.	
	6	Proposed hand rail	
	7	New max. 4 ft. high wood grapestake fence	
	8	New wood grapestake gate, max. 4 ft. high	
	9	Existing 6 ft. high grapestake fence to remain	
	10	Existing wood board fence to remain	
	11	Tree protection zone, typ.: protect existing trees per City of Carmel Tree Protection standards.	
	12	Waste can storage	
	13	New driveway pavers	47 sf
	14	New self contained water feature (needs power and water connection, install autofill valve)	
	15	New upper canopy tree	

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AS THEY RELATE TO THE PLAN, AND THE PLAN AS IT RELATES TO ALL EXISTING CONDITIONS. ANY DISCREPANCY OR ERROR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER UPON DISCOVERY OF SUCH DISCREPANCY OR ERROR PRIOR TO COMMENCING WORK.
UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
FIELD VERIFICATION CONTRACTOR TO FIELD VERIFY DIMENSIONS OF ALL PLANTING AREAS IF NECESSARY.
QUANTITIES THE QUANTITIES SHOWN ON THE PLANTING SCHEDULE ARE FOR THE LANDSCAPE ARCHITECT'S USE AND ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.
ROOT BARRIER ROOT BARRIER SHALL BE INSTALLED IN ALL PLANTING AREAS CONTAINING TREES, WITHIN A DISTANCE OF LESS THAN 10 FEET FROM PAVING OR FOOTINGS.
TREE PROTECTION: THE PROPERTY OWNER/CONTRACTOR SHALL ERECT PROTECTIVE BARRICADES AROUND ALL TREES TO REMAIN. THESE BARRICADES SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION ACTIVITIES. BARRICADES SHALL BE UPRIGHT, TWO INCH BY FOUR INCH PLANKS STANDING A MINIMUM OF EIGHT FEET VERTICALLY, CONFORMING TO THE TREE, TIED WITH WIRE OR ROPE, FORMING A MAXIMUM OF ONE INCH SPACE BETWEEN THE PLANKS.

SITE COVERAGE

SITE AREA = 3,996 SF
BASE FLOOR AREA FOR SITES 4,000 SF = 1,800 SF
MAX. ALLOWED SITE COVERAGE IS 22% OF 1,800 SF (FLOOR AREA)
396 SF SITE COVERAGE ALLOWED

SITE COVERAGE TABLE		
	PERMEABLE	IMPERMEABLE
STONE PAVING FRONT	-	278 SQUARE FEET
STONE PATH FRONT DOOR	-	30 SQUARE FEET
STONE STAIRS BACKYARD	-	36 SQUARE FEET
DRIVEWAY PAVERS	-	47 SQUARE FEET
TOTAL PROPOSED		391 SQUARE FEET

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LANDSCAPE ARCHITECTURE
LEED, BIG & ARCCA CERTIFIED
p. 831.596.6664
w. WWW.EPDLA.COM

DATE:
08/21/2023

SCALE:
AS NOTED

DRAWN BY:
MCW

LICENSED LANDSCAPE ARCHITECT
MARION WEAVER NO. 5718
Signature
06-31-24
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Revisions:

PROJECT TITLE:

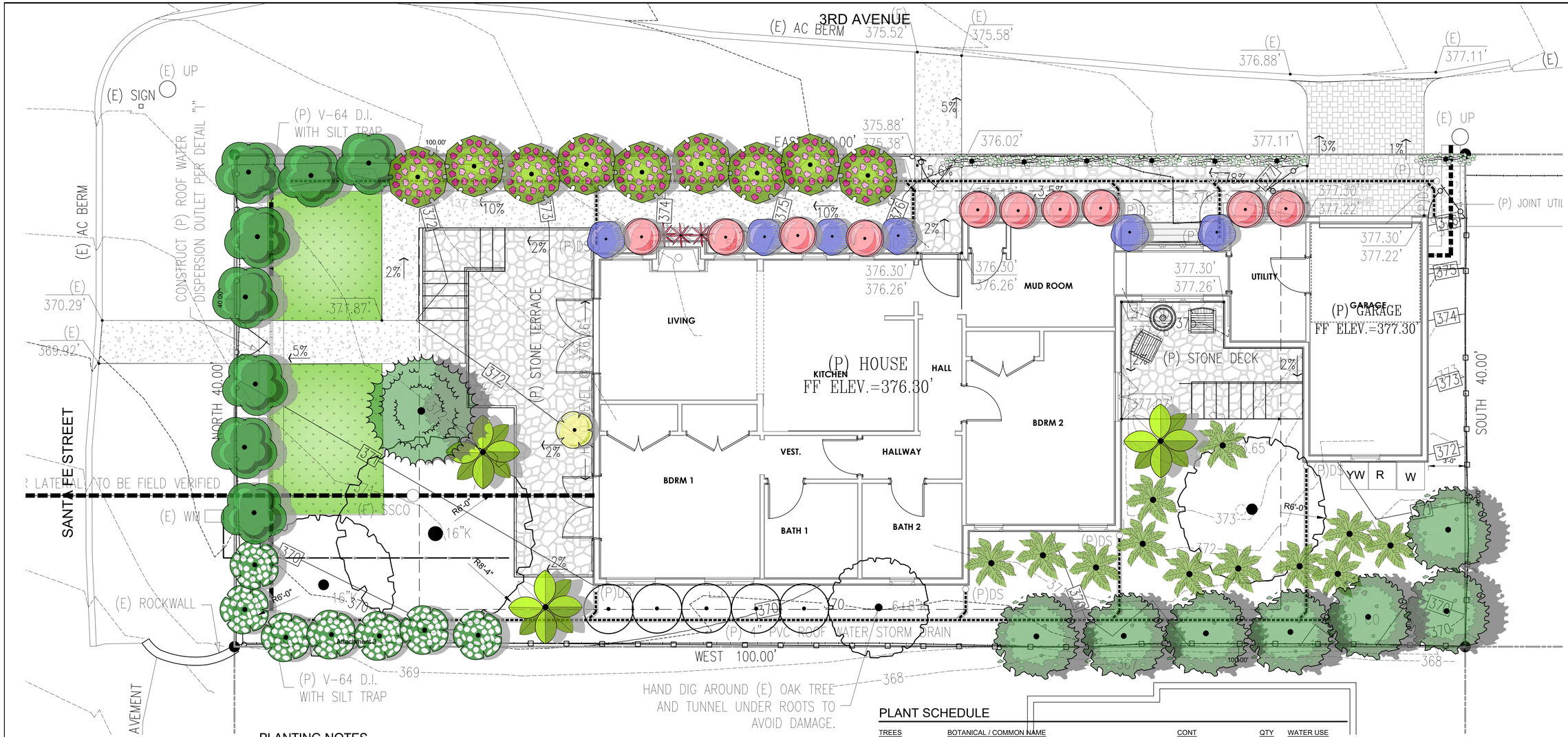
Pressey Residence

SE corner of 3rd and Santa Fe Street
Carmel by the Sea, CA 93921
Block 39; Lot: 2
APN: 010-029-019

SHEET TITLE:
Preliminary Landscape Site Plan

Project #21.009

SHEET #
L1.0



PLANTING NOTES

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ROOT BARRIER ROOT BARRIER SHALL BE INSTALLED IN ALL PLANTING AREAS CONTAINING TREES, WITHIN A DISTANCE OF LESS THAN 10 FEET FROM PAVING OR FOOTINGS.
TREE AND SHRUB PLANTING PROCEDURE PLANTS SHOULD BE REMOVED FROM THE CONTAINERS IN A MANNER TO MINIMIZE DISTURBANCE OF PLANT AND ROOT BALL. CIRCLING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FUTURE GIRDLING. PLANTS WITH SEVERE GIRDLING SHALL BE REJECTED.
BASINS SHOULD BE CONSTRUCTED TO ALLOW RETENTION OF TWO INCHES MINIMUM OF WATER OVER THE TOP OF THE ROOT BALL.
THE BACKFILL MATERIAL AND ROOT BALL SHOULD BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING.
EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURROUNDING SOIL TO AVOID WATER ACCUMULATION AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL AND COMPACTED GENTLY WITH THE END OF THE SHOVEL. BACKFILL SHOULD BE NO MORE THAN 70% MATERIAL FROM THE PLANT HOLE PREPARATION AND 30% "MANUFACTURED" SOIL.
AMENDMENTS ALL SOIL OUTSIDE OF THE DRIP LINES OF SIGNIFICANT TREES SHALL BE AMENDED BY TILLING IN 2 INCHES OF CLEAN COMPOST.
MULCH IN ADDITION TO THE AREAS CALLED OUT AS PATHS WITH BARK MULCH ALL BARE SOIL IN BETWEEN NEW PLANTINGS SHALL BE COVERED WITH 3" OF NITROLIZED CHIPPED BARK MULCH, OR EQUIVALENT, AS APPROPRIATE.
SOIL ANALYSIS AND AMENDMENT RECOMMENDATION REPORT CONTRACTOR SHALL COLLECT NATIVE SOIL AND SEND TO SOIL LABORATORY FOR TESTING AND TO OBTAIN SOIL AMENDMENT RECOMMENDATIONS
PLANT ARRANGEMENTS PLANT MATERIAL LOCATED IN VISIBLE FROM THE STRET SHALL BE ARRANGED IN A RELAXED , INFORMAL, IRREGULAR PATTERN.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE
	Pinus halepensis / Allepo Pine	15 gal	1	Low
	Podocarpus gracilior / Fern Pine Column	15 gal	7	Medium
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	Aloe arborescens / Torch Aloe	Existing	3	Low
	Anigozanthos flavidus `Backdraft` / Red Kangaroo Paw	5 gal	3	
	Citrus x limon `Dwarf Improved Meyer` / Dwarf Improved Meyer Lemon	5 gal	1	Medium
	Tibouchina urvilleana / Princess Flower	5 gal	6	Medium
	Trachelospermum jasminoides / Star Jasmine Trellis	5 gal	10	Medium
NATIVE SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone	5 gal	7	Low - Medium
	Heuchera hirsutissima 'Santa Rosa' / Coral Bells	1 gal	10	Low - Medium
	Rhamnus californica / California Coffeeberry	5 gal	8	Very low - Low
	Rhus ovata / Sugar Bush	5 gal	9	Very low - Low
	Woodwardia fimbriata / Giant Chain Fern	5 gal	12	Medium

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WATER USE
	Carex praegracilis 'Chisai' / Small California Field Sedge	plugs	12" o.c.	220	Medium

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DATE:
08/22/2022

SCALE:
AS NOTED

DRAWN BY:
MCW

LICENSED LANDSCAPE ARCHITECT
MARION WEAVER NO. 5718
Signature
05-31-24
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Revisions:

PROJECT TITLE:

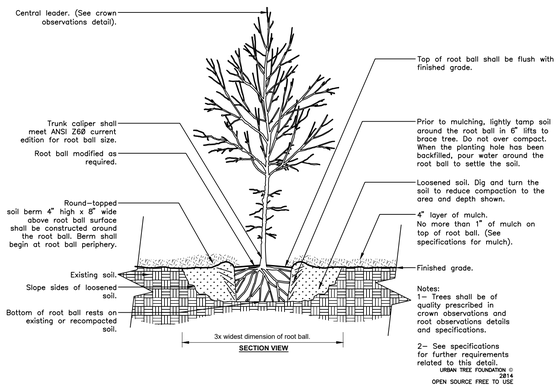
Pressey Residence

SE corner of 3rd and Santa Fe Street
Carmel by the Sea, CA 93921
Block 39; Lot: 2
APN: 010-029-019

SHEET TITLE:
Preliminary Planting Plan

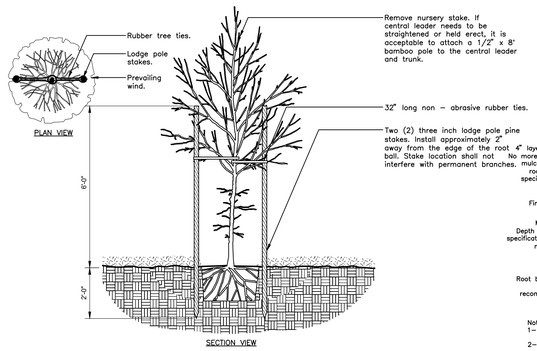
Project #21.009

SHEET #
L2.0



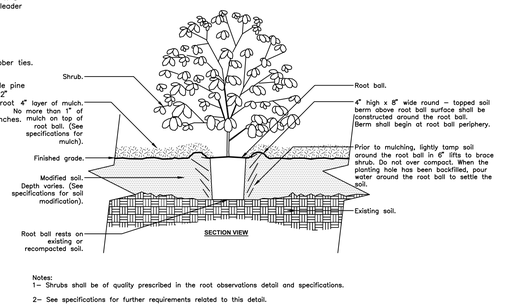
1 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)

N.T.S. P–PR–Ø1



2 TREE STAKING - LODGE POLES (2)

N.T.S. P–PR–Ø2



3 SHRUB - MODIFIED SOIL

N.T.S. P–PR–Ø3

Attachment 3

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DATE:
08/22/2022

SCALE:
AS NOTED

DRAWN BY:
MCW

LICENSED LANDSCAPE ARCHITECT
MARION WEAVER NO. 5178
Signature
06-31-24
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Revisions:

PROJECT TITLE:

Pressey Residence

SE corner of 3rd and Santa Fe Street
Carmel by the Sea, CA 93921
Block 39; Lot: 2
APN: 010-029-019

SHEET TITLE:

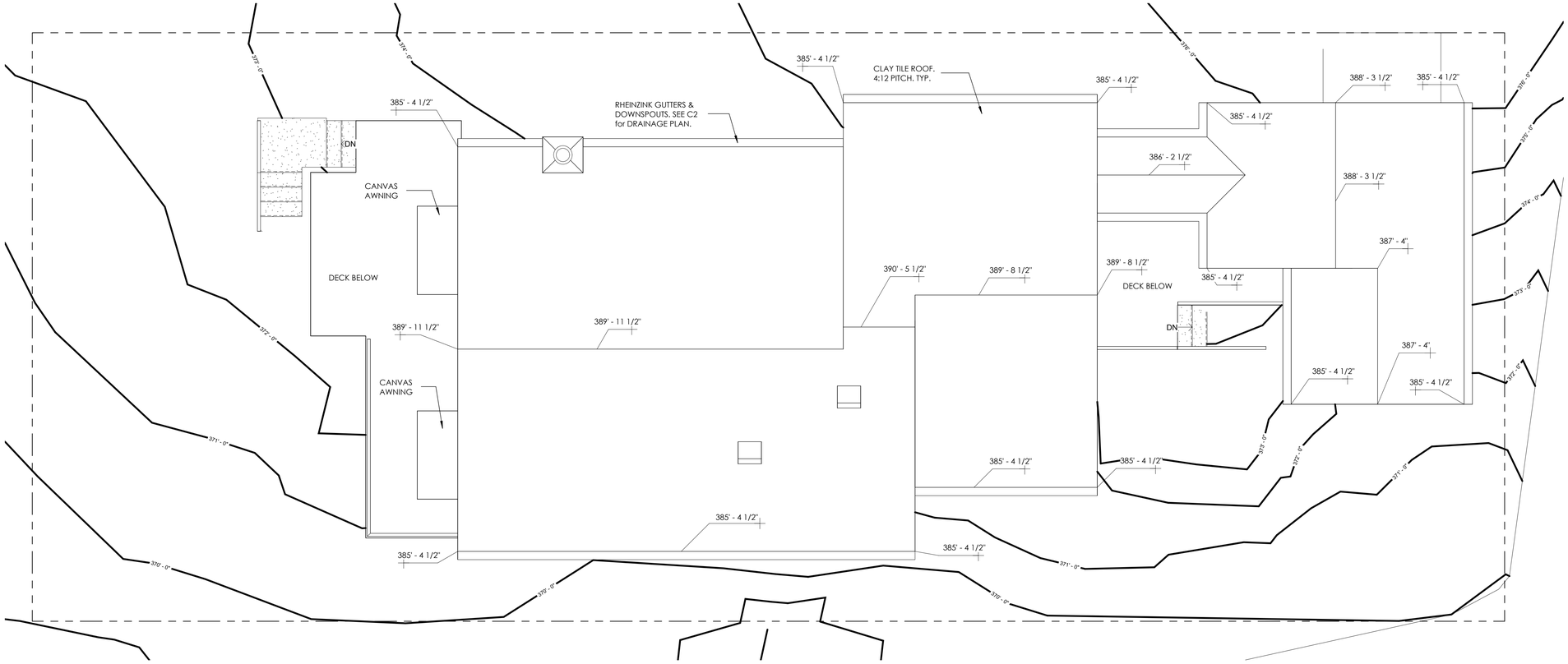
Planting Details

Project #21.009

SHEET #

L3.0

Attachment 3



1 ROOF STAKING PLAN
1/4" = 1'-0"

THOMAS REX HARDY, AIA
3826 BALBOA STREET
SAN FRANCISCO, CA 94108
(415) 837-0489

LICENSED ARCHITECT ☆ STATE OF CALIFORNIA ☆
THOMAS REX HARDY
C-12683
EXP
5/31/2025

www.TRHaia.com

Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel

APN #

No.	Description	Date

Design Review Rev'd

Story Pole Plan

Project No.	2004
Date	1/26/24
Drawn by	TRH
Scale	1/4" = 1'-0"

SP-1

1/26/2024 2:29:42 PM

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

February 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Alec Barton, AICP, Contract Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-354 (Liniger):** Consideration of a Combined Concept and Final Design Study and associated Coastal Development Permit for a 373-square-foot second-floor addition and a 60-square-foot first-floor addition to an existing 1,282-square-foot single-family residence with a 329-square-foot attached garage located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-214-026-000.

Application: DS 23-354 (Liniger)
APN: 010-214-026
Block:214
Lot:26
Location: Casanova Street 3 SE of 4th Avenue
Applicant: Patrick LeMaster
Property Owner: Lionel and Tasha Liniger

Executive Summary:

The applicant is requesting approval of a Combined Concept and Final Design Study and associated Coastal Development Permit for first and second floor additions and expansion of an existing deck on an existing one-story single-family residence.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Combined Concept and Final Design Study and associated Coastal Development Permit for a 60-square foot first-floor addition, 373-square foot second-floor addition with a 148-square foot deck, and 166-square foot expansion of an existing deck to an existing 1,282-square foot one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-214-026.

Background and Project Description:

The project site is a 4,000-square foot lot developed with a 1,282-square foot one-story single-family

residence and a 329-square foot lower level garage.

The applicant is proposing to construct a 60-square foot first-floor addition, 373-square foot second-floor addition with a 148-square foot deck, and 166-square foot expansion of an existing deck. The applicant also proposes to convert 245 square feet of the first floor, plus a 41-square foot addition, into a 286-square foot attached ADU. The ADU is not subject to the discretionary action of this review. The total square footage of the house and garage (subject to this discretionary action) would be 1,799 square feet, which is below the allowed maximum floor area for the site (1,800 square feet). The building is proposed to be finished with plaster to match existing (beige), fire-treated cedar shingles to match existing roof, wood windows and doors painted to match existing (sage green), and PVC fascia board trim to match existing (dark bronze).

Staff Analysis:

Volume: The architect calculated the volume of the additions to the residence only, as allowed pursuant to Section 17.10.030.D.3.b of the Municipal Code. The allowable volume of the additions only is 8,512 cubic feet, and the proposed volume is 6,203 cubic feet. Therefore, the proposed project meets the required volume standards.

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on the site.

Staff Response: The project does not propose to remove any trees, and the proposed additions would be setback a minimum of six feet from all significant trees, as required by CMC Section 17.48.110.A (Protection of Existing Trees). Required tree planting will be determined by the City Forester prior to building permit issuance based on site conditions for the long-term health and viability of the existing and proposed trees. The project meets the objectives of forest character.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities of natural features.

Staff Response: The primary concerns for privacy relate to the properties north and south of the proposed second-story addition. The architect designed the project to limit impacts to the south neighbor, moving the second-story element away from their second-floor window to limit views into their living room, and limiting the size of the window in the proposed second-story bathroom.

The applicant received correspondence from the neighbor to the north, who expressed reservations about the placement of a window in the second-story bedroom and the use of a glass guard rail on the proposed second-story balcony. The applicant responded to these concerns by eliminating the north facing window in the second-story bedroom and changing the material of the guard rail on the proposed second-story balcony to an opaque material. No additional correspondence was received by the applicant or staff at the time this report was published.

No view impacts have been identified by staff, and no correspondence concerning views was received at the time this report was published.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site, minimizing the amount of paved surface for a driveway, positioning garages to maximize open space, views, and privacy, and minimizing visual impacts.

Staff Response: The existing one-car garage is located on the lower level of the residence, set behind landscaping and a small driveway. The project would not expand the footprint of the garage or driveway and would therefore not create additional visual impacts from the right-of-way.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.

Staff Response: The 373-square foot second-story addition contains a bedroom, bathroom, and walk-in closet. The 60-square foot first-story addition contains a portion of a new stairwell and an expanded bedroom. Together, the additions are approximately 24 percent of the total square footage of the residence. The additions are located at the rear of the existing residence and do not add substantial bulk as viewed from the right-of-way. The additions will maintain front, rear, and side yard setbacks. The project meets the objectives of mass and bulk.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms, using restraint with variations in building planes, using simple roof forms that are proportionate to the scale of the building, and roof eave lines that are low in scale.

Staff Response: The addition is rectangular in form. A gable roof pitched at 4:12 to match the existing roof is proposed. Roof eaves project into the required side yard setbacks. All new eaves within 2 feet of a property line are limited to no more than 4 inches and must have solid blocking underneath in accordance with the California Building Code. Special Condition No. 31 identifies this requirement. As conditioned, the project meets the objectives of building and roof form.

Finish Details: The building, including additions, is proposed to be finished with materials and colors to match existing, including plaster (beige), fire-treated cedar shingles, wood windows and doors (sage green), and PVC fascia board trim (dark bronze).

The color palate consists of muted earth tones, as encouraged by the Residential Design Guidelines (see "A note about colors" on pg. 10 of Residential Design Guidelines – Final Details Review (Click Here for Residential Design Guidelines).

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds (not counted as floor area, ponds, hot tubs, and swimming pools.

The property contains 1,604 square feet of site coverage and is nonconforming. CMC Section 17.10.030.C.2 states, Nonconforming Site Coverage. Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

The project proposes 433 square feet of additions and requires a reduction in site coverage of at least 866 square feet. The applicant is proposing to remove 875 square feet of site coverage, including gravel and pavers, hardscape, sand set pavers, and wood deck and stairs. Proposed site coverage would total 729 square feet, consisting of a driveway composed of sand set pavers, hardscape, and retaining walls. The project meets the requirements of the Carmel Municipal Code.

Exterior Lighting: Residential Design Guideline 11.8 states, *Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patio. Point lights downward to reduce glare and avoid "night pollution." Local and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.*

The applicant has proposed exterior recessed deck lighting using a maximum of 50 lumens. Existing lighting is not shielded and is therefore not consistent with the Residential Design Guidelines. Given the scope of work (e.g., construction requiring relocation of some light fixtures), Condition of Approval 12 requires the installation of shielded, down facing lights.

Public Correspondence: The applicant received correspondence from the neighbor to the north, who expressed reservations about the placement of a window in the second-story bedroom and the use of a glass guard rail on the proposed second-story balcony. The applicant responded to these concerns by eliminating the north facing window in the second-story bedroom and changing the material of the guard rail on the proposed second-story balcony to an opaque material. No additional correspondence was received by the applicant or staff at the time this report was published.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Plan Set

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 60-SQUARE FOOT FIRST FLOOR ADDITION, 373-SQUARE FOOT SECOND-FLOOR ADDITION WITH A 148-SQUARE FOOT DECK, AND 166-SQUARE FOOT EXPANSION OF AN EXISTING DECK TO AN EXISTING 1,282-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE LOCATED AT CASANOVA STREET 3 SOUTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-214-026.

WHEREAS, on November 10, 2023, Patrick LeMaster ("Applicant") submitted an application on behalf of Lionel and Tasha Liniger ("Owners") requesting approval of Track 2 Design Study application DS 23-354 (Liniger) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing to build a 60-square foot first floor addition, 373-square foot second-floor addition with a 148-square foot deck, and 166-square foot expansions of an existing deck; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on February 2, 2024, notice of a February 14, 2024 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on February 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the	✓	

building relates to the context of other homes in the vicinity.		
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to	✓	

complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.		

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study Review**:

FINDINGS REQUIRED FOR FINAL DETAIL APPROVAL

For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	✓	
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
4. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
5. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
6. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.	✓	

c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study DS 23-354 (Liniger) and associated Coastal Development Permit for a 60-square foot first floor addition, 373-square foot second-floor addition with a 148-square foot deck, and 166-square foot expansion of an existing deck to an existing 1,282-square foot one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-214-026, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study DS 23-354 (Liniger) for a 60-square foot first floor addition, 373-square foot second-floor addition with a 148-square foot deck, and 166-square foot expansion of an existing deck to an existing 1,282-square foot one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-214-026 as depicted in the plans prepared by Lx Design Studio as approved by City of Carmel-by-the-Sea Planning Commission on February 14, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any

	other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning

	Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.
13.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
14.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.

15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
17.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
18.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
20.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.
21.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
22.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of

	construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
23.	**Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought-tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.
24.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
ENVIRONMENTAL COMPLIANCE CONDITIONS	
25.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused

	on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
26.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
27.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
28.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	SPECIAL CONDITIONS
29.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.
30.	**Copper Gutters & Downspouts Not Permitted.** Copper gutters and downspouts are prohibited. An alternative material shall be used.
31.	**Building Eaves.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Community Development Department, demonstrating that all eaves within 2 feet of a property line are no more than 4 inches and have solid blocking underneath.
32.	**Lighting Locations.** No more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.
33.	**Removed Site Coverage.** Unless otherwise expressly noted on the approved site plan, all areas where site coverage is proposed to be removed shall be replaced with landscaping or woodchip. New or replacement improvements that would otherwise count as site coverage (gravel, decomposed granite, etc) shall not be authorized. Prior to building permit issuance, the site plan/landscape plan shall be revised to reflect that the removed site coverage shall be replaced with woodchips or new landscaping (new landscaping shall comply with Condition of Approval #20). All site coverage required to be removed shall be removed prior to final inspection. All new landscaping shall be installed prior to final inspection.
34.	**Construction Management Plan**. Prior to building permit issuance the applicant shall submit a Construction Management Plan for review and approval by the Community Planning and Building Department.
35.	**Archeological Report Required.** Prior to submittal of a building permit application, the applicant shall submit an Archeological Resource Management Report (ARMR) in accordance with the requirements outlined in CMC 17.20.040.A and CMC 17.20.060 to the Community Planning and Building Department. Should the report find that there is there is the potential for significant impacts to archeological resources that may require further investigation or mitigation (CMC 17.32.060.E.1-3), the project shall be scheduled for reconsideration for additional environmental

	review and appropriate action by the Planning Commission.
36.	**Tree Planting.** Prior to issuance of a building permit, the applicant shall execute any required tree planting and obtain approval from the City Forester to do so.
37.	**Trim Materials.** The use of PVC and plastics as a new building material for trim is not permitted. Prior to issuance of a building permit, the applicant shall resubmit a plan set that either A) demonstrates existing trim is composed of painted PVC fascia board, or B) demonstrates use of a suitable alternative material.
38.	**Volume Study Required.** Approval of this Design Study is subject to successful completion of a volumetric study. Prior to submittal of a building permit, the applicant shall provide one full size printed set of plans to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study. Should the project not successfully pass the required volume study, the applicant shall revise the project to comply (if deviations are considered minor and in substantial compliance with the project presented to the Commission, as determined by the Community Planning and Building Director), or the project may be required for re consideration by the Planning Commission if substantial changes are required.

Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

_____	_____	_____
Applicant Signature	Printed Name	Date

Once signed, please email to abarton@ci.carmel.ca.us

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of February, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

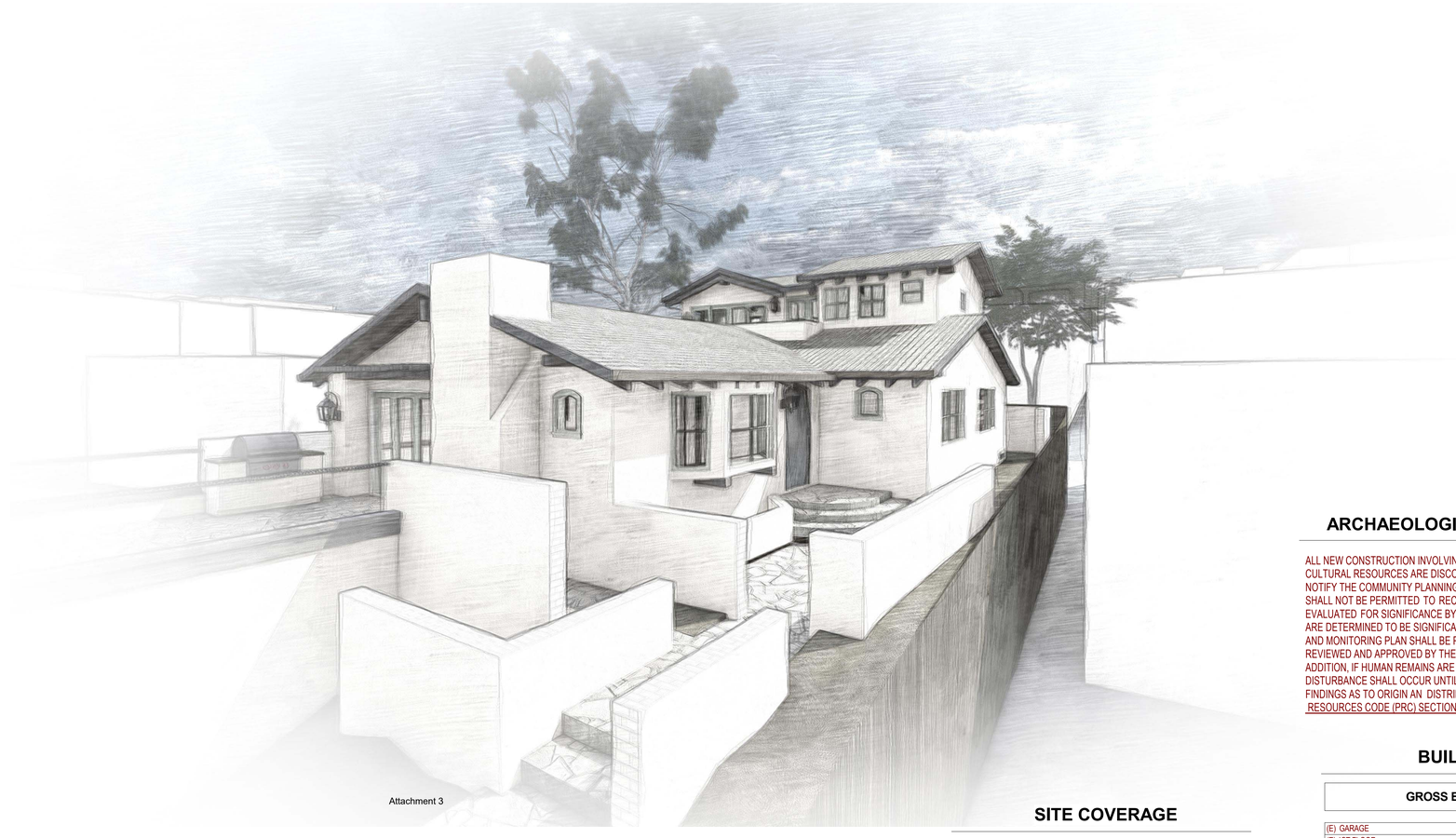
_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,611 SF	1,799 SF
Site Coverage	396 SF 556 SF (w/ bonus)	1,604 SF	729 SF
Trees (Upper/Lower)	TBD by Forester	TBD by Forester	No change; additional planting (if any) TBD by Forester
Ridge Height	18’ / 24’	Not specified	<24’
Plate Height	12’ / 18’	8’	8’ / 16’3”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	<15’	<15’
Composite Side Yard	10’ (25%)	7’9”	7’9”
Side Yard	3’	3’8”	3’8”
Rear*	15’/3’	>15’	>15’

*The rear setback is three feet for those portions of structures less than 15 feet in height.



Attachment 3

PROJECT TEAM

OWNER:	**LIONEL & TASHA LINIGER** Casanova 3 S.E. of 4th, Carmel-by-the-sea, CA. 93921
ARCHITECT:	**Lx Design Studio** 3771 Rio Road Suite 101 - A Carmel, Ca 93923 Phone: 831-293-8691 E-mail: patrick@lxdesignstudio.com Contact: Patrick LeMaster, AIA, Leed AP
STRUCTURAL:	**T.B.D.**
GENERAL CONTRACTOR:	**T.B.D.**

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ARCHAEOLOGICAL & CULTURAL NOTE

ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AN DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

BUILDING AREA

GROSS BLDG AREA (EXISTING)

(E) GARAGE	329 SF
(E) 1ST FLOOR	1282 SF
GRAND TOTAL	1611 SF

GROSS BLDG AREA (PROPOSED)

EXISTING 1ST FLOOR	1037 SF
EXISTING GARAGE	329 SF
LEVEL 1 ADDITION	60 SF
PROPOSED 2ND FLOOR ADDITION	373 SF
GRAND TOTAL	1799 SF

ADU CONVERSION / ADDITION

Name	Area
LEVEL 1 - ADU CONVERSION	245 SF
ADU ADDITION	41 SF
Grand total	286 SF

SITE COVERAGE

SITE COVERAGE (EXISTING)

Name	Area	Hardscape Type	Comments
(E) GRAVEL (TO BE REMOVED)	125 SF	(E) GRAVEL	PERVIOUS
(E) PAVERS WITH GRAVEL (TO BE REMOVED)	425 SF	(E) GRAVEL WITH PAVERS	PERVIOUS
(E) HARDSCAPE	440 SF	(E) HARDSCAPE	IMPERVIOUS
(E) HARDSCAPE TO BE REMOVED	265 SF	(E) HARDSCAPE TO BE REMOVED	IMPERVIOUS
(E) RETAINING WALLS	50 SF	(E) RETAINING WALLS	IMPERVIOUS
(E) DRIVEWAY SANDSET PAVERS	252 SF	(E) SAND SET PAVERS	PERVIOUS
(E) DRIVEWAY SANDSET PAVERS TO BE REMOVED	24 SF	(E) SAND SET PAVERS TO BE REMOVED	PERVIOUS
(E) WOOD DECK & STAIRS (TO BE REMOVED)	23 SF	(E) WOOD DECKING	PERVIOUS
Grand total	1604 SF		

SITE COVERAGE (PROPOSED)

Name	Area	Hardscape type	Comments
(E) DRIVEWAY SANDSET PAVERS	237 SF	(E) SAND SET PAVERS	PERVIOUS
(E) HARDSCAPE	442 SF	(E) HARDSCAPE	IMPERVIOUS
(E) RETAINING WALLS	50 SF	(E) RETAINING WALLS	IMPERVIOUS
Grand total: 3	728 SF		

NOTE:
SITE COVERAGE REDUCED @ 2 S.F. PER EVERY 1 S.F. OF PROPOSED BLDG. ADDITION

BUILDING CODE INFO

OCCUPANCY TYPE R3 - SINGLE FAMILY RESIDENCE

TYPE VB - CONSTRUCTION

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS

MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC SEWER
TREES TO BE REMOVED	NONE

GRADING ESTIMATES

GRADING CUT	0 CU.YDS.
GRADING FILL	0 CU.YDS.
GRADING NET CUT OR FILL	0 CU.YDS.

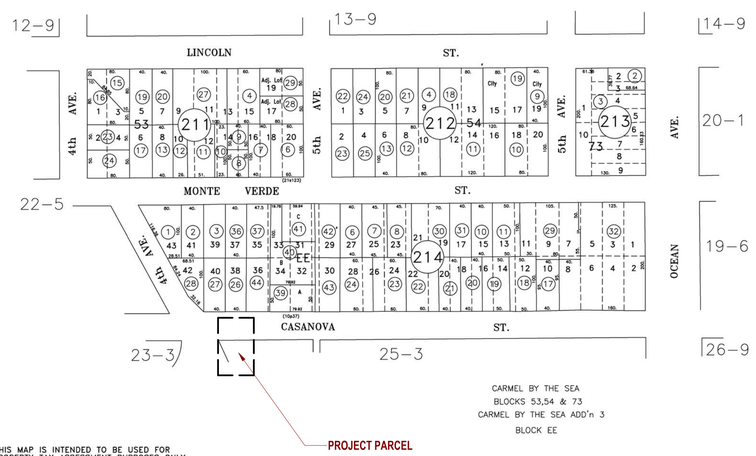
Provided by: PARCELQUEST

VICINITY MAP

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 010 PAGE 21-4

SCALE: 1 IN.=100 FT



CARMEL BY THE SEA
BLOCKS 53,54 & 73
CARMEL BY THE SEA ADD'n 3
BLOCK EE

THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY

SCOPE OF WORK

THE PROJECT CONSISTS OF:

- CONVERSION OF 245 S.F. OF EXISTING 1ST FLOOR INTO ATTACHED A.D.U.
- ADU ADDITION OF 41 S.F.
- 60 S.F. 1ST FLOOR ADDITION
- 166 S.F. DECK EXPANSION OVER THE EXISTING GARAGE.
- 373 S.F. 2ND FLOOR ADDITION WITH A 148 S.F. DECK OVER THE 1ST FLOOR.

ZONING INFORMATION

PROPERTY ADDRESS	CASANOVA 3 S.E. OF 4TH, CARMEL-BY-THE-SEA, CA. 93921
APN:	010-214-026-000
ZONING	R-1
LOT SIZE	4000 SF
MAX BUILDING HEIGHT	24'
SETBACKS: FRONT: COMPOSITE SIDE SETBACK REQ'D 3' SETBACK PROVIDED ALONG NORTH SIDE PROPERTY LINE 3' SETBACK PROVIDED ALONG SOUTH PROPERTY LINE REAR : 15' >15'H 3'<15'H	 15' 10'

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ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
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(PH) 206.427.3539
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LICENSED ARCHITECT PATRICK LEMASTER NO. C-26415 EXP. 05/25 STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale:
Job: 2305

Sheet
COVER SHEET- GENERAL INFO

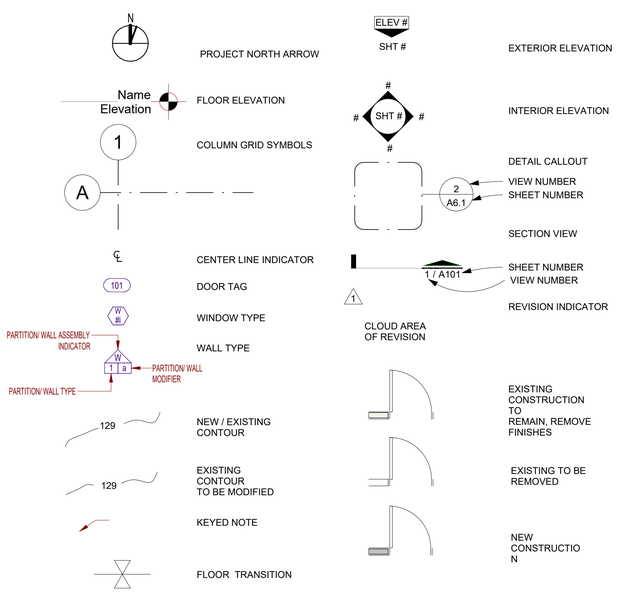
G1.00

1/29/2024 3:59:29 PM

ABBREVIATIONS

&	AND	E	EAST	IB	IMPERIAL BOARD	R	RADIUS / RISER
<	ANGLE	(E)	EXISTING	I.D.	INSIDE DIAMETER	R.A.	RETURN AIR
@	AT	EA.	EACH	IN.	INCHES	R.D.	ROOF DRAIN
"	DIAMETER	E.J.	EXPANSION JOINT	INSL.	INSULATION	REF.	REFRIGERATOR
2CP	2 COAT PLASTER	EL.	ELEVATION	INV.	INVERT	REINF.	REINFORCED
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL			RES.	RESIN
		ELEV.	ELEVATOR	JAN.	JANITOR	REV.	REVISED(ION)
AB.	AGGREGATE BASE	EMER.	EMERGENCY	JT.	JOINT	REQD.	REQUIRED
A.B.T	ANCHOR BOLT	E.M.R	ELEVATOR MACHINE RM.			RM.	ROOM
AC.	AIRCONDITIONER	ENCL.	ENCLOSURE, ENCLOSED	L	ANGLE	R.O.	ROUGH OPENING
ACD.	ACCESS DOOR	ENGR.	ENGINEER	LB.	POUND		
ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LG.	LONG, LENGTH	S	SOUTH
AD.	AREA DRAIN	EQ.	EQUAL	LAM.	LAMINATE(ION)	SAFB	SOUND ATTENTUATION FIRE BLANKET
A.D.A	AMERICANS WITH	EQP.	EQUIPMENT	LAV.	LAVATORY	SC.	SEALED CONCRETE SOLID CORE
	DISABILITIES ACT	EST.	ESTIMATE	LLH	LONG LEG HORZ.	SCH.	SCHEDULE
ADJ.	ADJUSTABLE	EX.	EXISTING	LLV	LONG LEG VERT.	SCP	SKIM COAT PLASTER
A.F.F.	ABOVE FINISH FLOOR	EXH.	EXHAUST	LT(G)	LIGHT(ING)	SEC.	SECTION
AL.	ALUMINUM	EXP.	EXPANSION	LVR.	LOUVER	S.F.	SQUARE FEET
ANOD.	ANODIZED	EXT.	EXTERIOR			SHT.	SHEET
A.P.	ACCESS PANEL			MACH.	MACHINE	SIG.	SOUND INSULATING GLASS
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MAX.	MAXIMUM	SIM.	SIMILAR
AVG.	AVERAGE	F.D.	FLOOR DRAIN	MECH.	MECHANICAL	SIP	Structural Insulated Panel
		FDN.	FOUNDATION	MEMB.	MEMBRANE	S.J.	SCORED JOINT
BO.	BOARD	F.E.	FIRE EXTINGUISHER	MEZZ.	MEZZANINE	SPKLR.	SPRINKLER
BITUM.	BITUMINOUS	FF	FINISH FLOOR OR FINISHED FACE	MFR.	MANUFACTURER	SPKR.	SPEAKER
BLDG.	BUILDING	F.G.	FINISH GRADE	MH.	MAN HOLE	SQ.	SQUARE
BLK.	BLOCKING	FGL.	FIBERGLASS	MIN.	MINIMUM	S.S.	STAINLESS STEEL
BM.	BEAM	F.H.	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS	SIM.	SEE MANUFACTURERS INSTRUCTIONS
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	M.O.	MASONRY OPENING	SED	SEE ENGINEERING DRAWINGS
B.O.	BOTTOM OF	FIN.	FINISH	MTD.	MOUNTED	SSD	SEE STRUCTURAL DRAWINGS
BR.	BRASS	FLR.	FLOOR	MTG.	MEETING	ST.	STONE TILE / STONE
BRK.	BRICK	FL.	FLUORESCENT	MTL.	METAL	STL.	STEEL
B.S.	BOTH SIDES	F.O.	FACE OF			STC.	SOUND TRANSMISSION COEFFICIENT
BSMT.	BASEMENT	F.O.C.	FACE OF CONC.	N	NORTH	STD.	STANDARD
B.U.R.	BUILT-UP ROOF	F.O.M.	FACE OF MASONRY	NAT.	NATURAL	STOR.	STORAGE
		F.O.S	FACE OF STUD	N.I.C.	NOT IN CONTRACT	STRUCT	STRUCTURAL
CAB.	CABINET	F.P.	FIRE PROOFING	NO.	NUMBER	SUSP.	SUSPENDED
CAP.	CAPACITY	FR.	FRAME / FIRE RATED	NOM.	NOMINAL	SW.	STAINED WOOD
CAT.	CATALOG	F.S.	FULL SIZE/SCALE	NRC	NOISE REDUCTION		
C.C.F.I.	CLOSED CELL	FT.	FOOT/FEET		COEFFICIENT	T	TREAD
	FOAM INSULATION	FTG.	FOOTING	N.T.S.	NOT TO SCALE	TB.	TILE BACKER BOARD
C.B.	CATCH BASIN	FXTR.	FIXTURE			T.C.	TERRA COTTA
CE.	CEDAR	GA.	GAUGE	O/	OVER	TEL.	TELEPHONE
CEM.	CEMENTITOUS	GALV.	GALVANIZED	O.C.	ON CENTER	TEMP.	TEMPORARY
CER.	CERAMIC	G.C	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER	TERR.	TERRACE
CFM.	CUBIC FEET/MIN.	GEN.	GENERAL	OFF.	OFFICE	T&G	TONGUE AND GROOVE
C.I.	CAST IRON	GFCI.	GROUND FAULT	O.H.	OPPOSITE HAND	THK.	THICK
C.L.	CENTERLINE		CIRCUIT INTERRUPTER	OPG.	OPENING	THRU.	THROUGH
CLG.	CEILING	G.I.	GALVANIZED IRON	OPP.	OPPOSITE	TMPD	TEMPERED
CLOS.	CLOSET	GL.	GLASS	OVHD.	OVERHEAD	(T)	TEMPERED
CLR.	CLEAR	GLM	GLUELAM			T.O.P.	TOP OF PLATE
CLW.	CLEAR FINISH WOOD	GLZ	GLAZING			T.O.S	TOP OF SLAB
C.J.	CONTROL JOINT	GMT.	GLASS MOSAIC TILE	PERF.	PERFORATED	T.O.W.	TOP OF WALL
CMU.	CONC. MASONRY UNIT	GR.	GRADE	PL.	PLATE	T.S.S.	TOP OF STRUCTURAL STEEL
CNTR.	COUNTER	GT.	GLASS TILE	PLAS.	PLASTER	TYP.	TYPICAL
C.O.	CLEANOUT	GWB.	GYPSUM WALL BOARD	PLBG.	PLUMBING	TZ	TERRAZZO
CONF.	CONFERENCE	GYP.	GYPSUM	PLG.	PANELING		
COL.	COLUMN			PLY	PLYWOOD	UNF.	UNFINISHED
COMM.	COMMUNICATION	HC.	HOLLOW CORE	PM.	PERF. MTL.	U.N.O	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	HD(R)	HEAD(ER)	POL.	POLISH(ED)	UPD.	UPHOLSTERED
CONST.	CONSTRUCTION	HDWD.	HARDWOOD	PR.	PAIR		
CONT.	CONTINOUS	HDWR.	HARDWARE	PT.	PAINTED	VENT.	VENTILATION
CORR.	CORRIDOR	H.M.	HOLLOW MTL.	PTN.	PARTITION	VERT.	VERTICAL
CPT.	CARPET	HORZ.	HORIZONTAL	PW.	PAINTED WOOD	VEST.	VESTIBULE
CRS.	COURSE	HR.	HOUR			VIF.	VERIFY IN FIELD
CT.	CERAMIC TILE	H.S.	HEADED STUD	QT.	QUARRY TILE	V.R.	VENEER PLASTER
CTR.	CENTER	HT.	HEIGHT	QTY.	QUANTITY	V.P.	VENETIAN PLASTER
CW	COLD WATER	HTG.	HEATING				
		HTR.	HEATER			W	WIDE, WIDTH
DBL.	DOUBLE	HVAC	HEATING VENTILATION			W(O)	WITH (OR WITHOUT)
DEMO	DEMOLITION		& AIR CONDITIONING			WA.	WALNUT
DET.	DETAIL	HW	HOT WATER			W.C.	WATER CLOSET
DF.	DOUGLAS FIR					WD.	WOOD
DIA.	DIAMETER	IB	IMPERIAL BOARD			WDW.	WINDOW
DIAG.	DIAGONAL	I.D.	INSIDE DIAMETER			WLP.	WALL PAPER
DIM.	DIMENSION	IN.	INCHES			W.P.	WATERPROOFING
DKG.	DECKING	INSL.	INSULATION			WT.	WEIGHT
DN.	DOWN	INV.	INVERT			W.R.B.	WATER RESISTIVE BARRIER
D.O.	DOOR OPENING						
DR.	DOOR	JAN.	JANITOR			YD	YARD
D.S.	DOWNSPOUT	JT.	JOINT				
DTL.	DETAIL						
DWG.	DRAWING						

ARCHITECTURAL SYMBOLS



ELECTRICAL NOTES

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, BATHROOMS, AND GARAGES SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) SHALL BE TAMPER-RESISTANT (TR).
4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
5. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
8. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 ' FROM A RECEPTACLE OUTLET, ANY SPACE 2 ' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18 " OF WALL. [210-52 (A)]
9. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT; BATHROOMS; GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS, KITCHENS, AND LAUNDRY.
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
11. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
12. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
13. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
14. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
15. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE. RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C]
16. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]
17. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

MECHANICAL NOTES

1. EACH BATHROOM CONTAINING A BATH TUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AT A RATE OF 50 CFM. VENTILATION SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING ENVELOPE.
2. BATHROOM EXHAUST FANS SHALL BE PROTECTED BY BACKDRAFT PREVENTION DEVICES.
3. BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH HUMIDITY CONTROLS.
4. EXHAUST SYSTEMS SHALL TERMINATE A MINIMUM OF 3 ' FROM PROPERTY LINES, DOORS, OPERABLE WINDOWS ANDSKYLIGHTS, ATTIC VENTS AND SIMILAR BUILDING OPENINGS.
5. THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO THE OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK -DRAFT DAMPER.

PLUMBING NOTES

1. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
4. MAX. PLUMBING FIXTURE FLOW RATES SHALL BE:

A. SHOWER HEADS	1.8 GMP @ 80 PSI
B. LAVATORY FAUCETS	MAX, 1.2 GMP @ 60 PSI MIN , 0.8 GMP @ 20 PSI
C. KITCHEN FAUCETS	1.8 GPM @ 60 PSI
D. WATER CLOSET	1.28 GAL/ FLUSH

FIRE DEPARTMENT NOTES:

FIRE007 - DRIVEWAYS (ONLY APPLIES TO MONTEREY COUNTY)
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED,WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONALDRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE " T " SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE008 - GATES (ONLY APPLIES TO MONTEREY COUNTY)
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

FIRE011 - ADDRESSES FOR BUILDINGS (ONLY APPLIES TO MONTEREY COUNTY)
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS -(STANDARD)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE025 - SMOKE ALARMS– (SINGLE FAMILY DWELLING)•
WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)•
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

GENERAL NOTES

EQUIPMENT

Attachment 3

1. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN ON THE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SINCE DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK AND THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON THE EXACT MANUFACTURER 'S MODEL FURNISHED, THE CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS, PRODUCTS OR ASSEMBLIES THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
3. THE SIZES, LOCATION FOR MOUNTINGS AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN IN THE DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON EXACT MANUFACTURER 'S MODEL FURNISHED. THE CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT DIMENSIONS RELATING TO THE SIZE OF EACH ITEM OF EQUIPMENT, THE LOCATIONS OF ALL MOUNTINGS AND ATTACHMENTS, AND FOR ALL UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT. IF THE SELECTED PRODUCT RESULTS IN STRUCTURAL CHANGES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING THE CHANGE AND FOR ALL RELATED COSTS.

FIELD CONDITIONS

1. PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ARCHITECT, SHALL BE DONE AT THE CONTRACTOR 'S RISK.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING CONDITION OR EQUIPMENT THAT IS INTENDED TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING, CONDUIT, FINISH HARDWARE, ETC.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.
6. CUTTING, BORING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS SHALL BE ALLOWED ONLY WHEN SO DETAILED IN THE DRAWINGS OR WHEN REVIEWED AND ACCEPTED BY THE PROJECT 'S STRUCTURAL ENGINEER OF RECORD.

DEFINITIONS

1. THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK CONSTRUCTION MANAGER, HIS AUTHORIZED REPRESENTATIVE, AND/OR HIS COLLECTIVE SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.
2. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
3. THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE THE NOTED SYSTEM INDICATED IN THE PROJECT DOCUMENTS.
4. THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.
5. WHERE WORK OR EQUIPMENT IS INDICATED AS "N.I.C." (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ACCOMMODATE SUCH INSTALLATION.
6. THE TERM "SIMILAR" REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT SHALL BE PROVIDED.
7. THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, NOTE, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT. WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL ("TYP"), CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORED OR SHOWN IN OPPOSITE HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN OTHER INSTANCES.
8. THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF A COMPONENT.
9. ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
10. THE TERM "P.T." REFERS TO PRESSURE TREATED LUMBER.

GENERAL

1. CONTRACTOR SHALL OBTAIN A 8-1-1 DIG ALERT TICKET PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AS RECD FOR NEW WORK.

CONFLICTS

1. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFIC

Attachment 2

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.

❑ Contaminated Soils

❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ❑ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos en contenedores que no puedan, pónganlos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Manejo de residuos

- ❑ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.
- ❑ Chequee los contenedores de residuos. Nunca use una manguera para lavar un contenedor de basura en el sitio de construcción.
- ❑ Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para controlar pérdidas o derrames.
- ❑ Deshágase correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso, caños, etc.).
- ❑ Deshágase de los residuos líquidos como pinturas, diluyentes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perímetros y estabilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen.
- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbantes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido que pierda hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ❑ No lave con mangueras las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, asorrin de cajas sanitarias para gatos o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ❑ Comuníque inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.

TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.

❑ Suelos contaminados

❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua

- Condiciones inusuales en la tierra, descoloramiento u olor.
- Tanques enterrados abandonados
- Pozos de agua abandonados.
- Barriles, basuras o residuos enterrados.

TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento en tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa lijarita, capa de lechada (slurry seal), capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.

APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ❑ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados mantenédolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en telas de plástico y echados a la basura.

EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Dirvie toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ❑ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptado aire el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!

Design Studio
ARCHITECTURE + PLANNING
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LICENSED ARCHITECT — ALYSSA LUMPKIN — NO. C28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale:

Job: 2305

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CONSTRUCTION MGMNT

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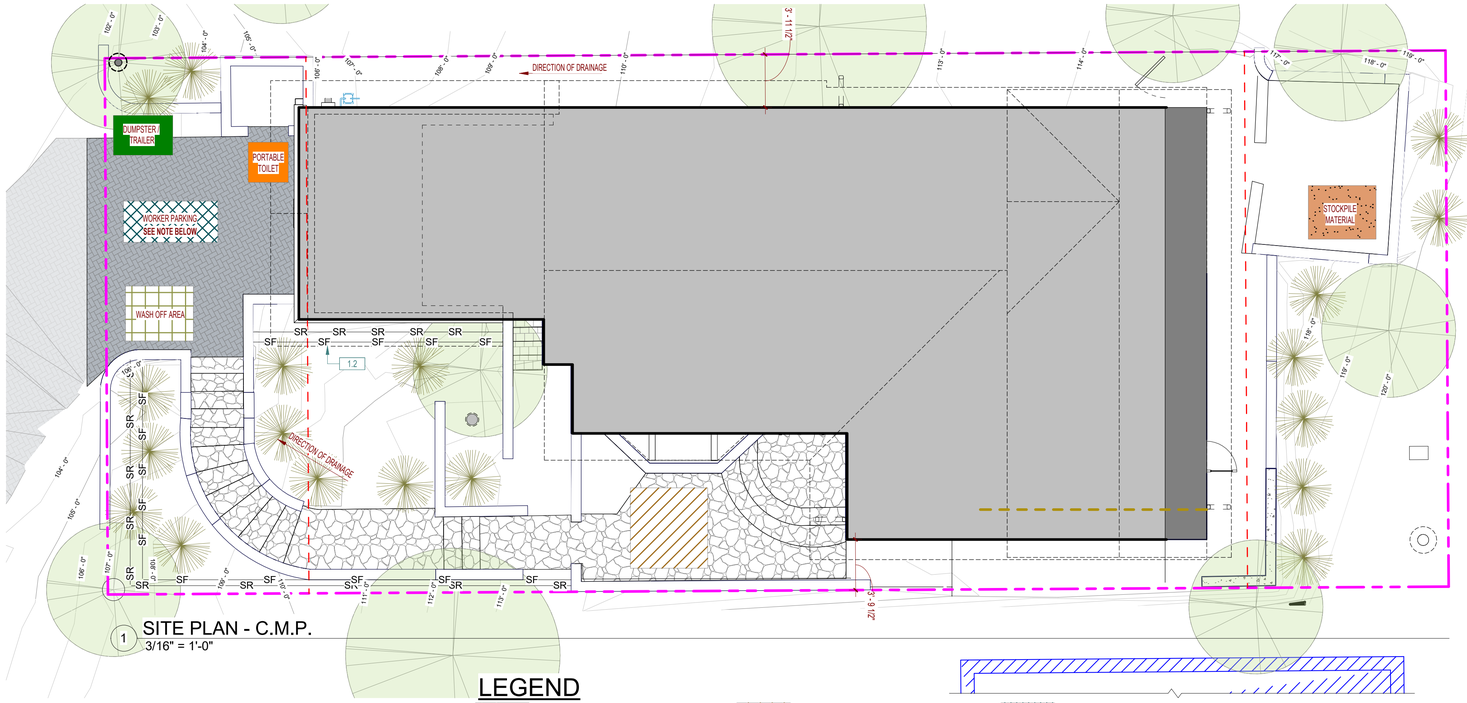

1 SITE PLAN - C.M.P.
3/16" = 1'-0"

LEGEND

- STOCKPILE MATERIAL
- CONSTRUCTION MATERIAL STORAGE
- WORKER PARKING
- DUMPSTER / TRAILER
- WASHOFF AREA
- SF — SILT FENCE BARRIER
- PORTABLE SANITATION FACILITY
- DIRECTION OF DRAINAGE
- SR — SEDIMENT RETENTION FIBER ROLL

NOTE: ADDITIONAL WORKER PARKING (1 SPACE PROVIDED) SHALL BE LOCATED OFFSITE AND CONTRACTOR TO COORDINATE CARPOOLING.

EROSION CONTROL NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.

2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS

3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.

4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.

5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKFIER AND MULCH.

7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
   - GOOD HOUSEKEEPING;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
   A. INSPECT BMPs:
      - WEEKLY, AND
      - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
      - WITHIN 48 HOURS AFTER EACH STORM EVENT.
   B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
   C. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
   D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
   E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
   F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
   - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

CONSTRUCTION NOTES:

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM.
2. HAUL TRUCKS SHALL MAINTAIN 2 FEET FREEBOARD AND BE COVERED.
3. COVER INACTIVE STORAGE PILES.
4. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES AND COPIES ARE TO BE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
6. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEAN-UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER.)
7. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND / OR SEDIMENT FROM LEAVING THE SITE.
8. STOP WORK WITHIN 50 METERS (165 FT.) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
9. ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AN DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

CONSTRUCTION COORDINATOR:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF THE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION:

1. DURATION: MAY 2024 - DECEMBER 2024
2. MONDAY THRU FRIDAY, 8AM - 5PM
3. 10 WORKERS
   5 REGULAR PICKUP TRUCKS
4. 85% RECYCLE RATE FOR LUMBER
5. TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND REGULAR PICKUP TRUCK, ONCE A MONTH TO THE **MARINA LANDFILL.**
6. GRADING: NONE - FOOTING EXCAVATION ONLY

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(PH) 206.427.3539
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LICENSED ARCHITECT — LAWRENCE LEBHERZ — NO. C-28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
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Casanova 3 S.E. of 4th,
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LINIGER RESIDENCE
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PLANNING SUBMITTAL

Scale:	As indicated
Job:	2305

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CONSTRUCTION MGMNT - STORM WATER MGMNT

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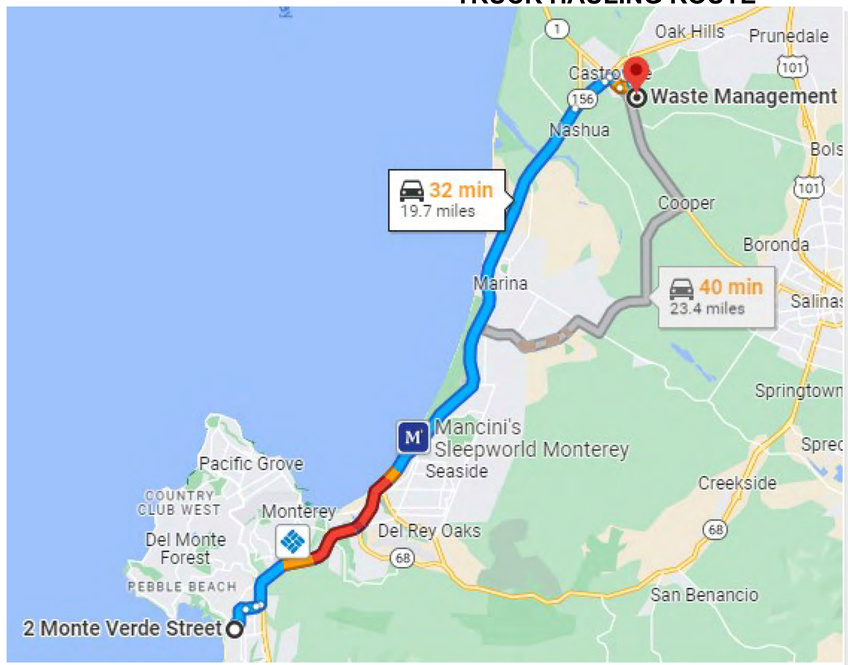
TRUCK HAULING ROUTE



2 Monte Verde St
Carmel-By-The-Sea, CA 93921

Take Dolores St and Serra Ave to CA-1 N — 6 min (1.2 mi)

1. Head north on Casanova St toward 4th Ave — 75 ft
2. Turn right onto 4th Ave — 308 ft
3. Turn left onto Monte Verde St — 499 ft
4. Turn right onto 3rd Ave — 495 ft
5. Turn left at the 2nd cross street onto Dolores St — 0.5 mi
6. Slight left onto Serra Ave — 0.3 mi
7. Turn left onto Carpenter St — 0.1 mi

Follow CA-1 N to CA-183 S/Merritt St in Castroville. Take the CA-183 exit from CA-156 E — 17 min (17.3 mi)

8. Use the left 2 lanes to turn left onto CA-1 N — 16.1 mi
9. Keep right to continue on CA-156 E — 1.0 mi
10. Take the CA-183 exit toward Castroville/Salinas — 0.2 mi

Drive to Commercial Pkwy — 3 min (1.2 mi)

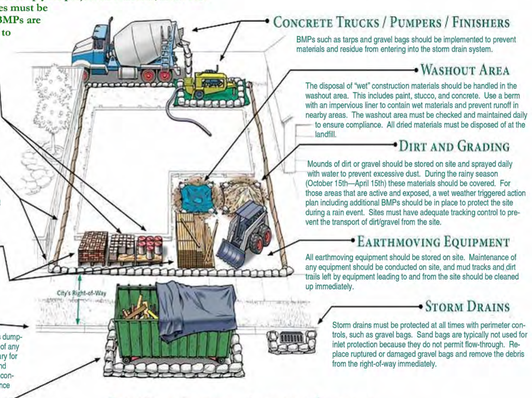
11. Turn right onto CA-183 S/Merritt St — 0.4 mi
12. Use the left 2 lanes to turn left onto Blackie Rd — 0.3 mi
13. Turn right onto Commercial Pkwy — 0.5 mi
    Destination will be on the right

Waste Management
11240 Commercial Pkwy, Castroville, CA 95012

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.



Paint and Stucco
All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

Perimeter Controls
Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

Building Materials/Staging Areas
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

Traffic Control Permits
Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

Dumpsters
Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

Concrete Trucks / Pumpers / Finishers
BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

Washout Area
The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

Dirt and Grading
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

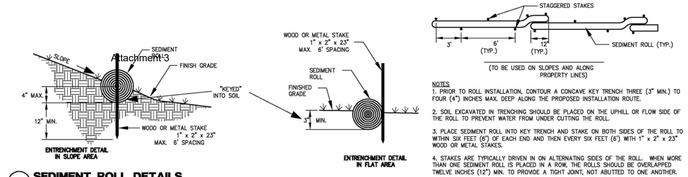
Earthmoving Equipment
All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

Storm Drains
Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

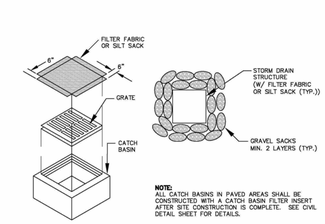
Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

Photo courtesy of the City of San Diego



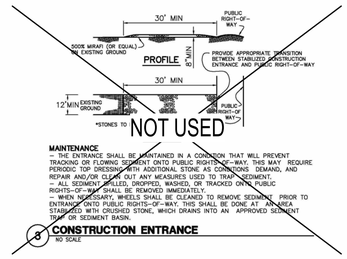
NOTES
1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.

1 SEDIMENT ROLL DETAILS — NO SCALE



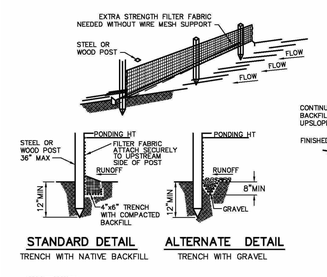
NOTE: ALL CATCH BASINS IN PAVED AREAS SHALL BE CONSTRUCTED WITH A CATCH BASIN FILTER INSERT AFTER SITE CONSTRUCTION IS COMPLETE. SEE CIVIL DETAIL SHEET FOR DETAILS.

2 FABRIC INLET PROTECTION — NO SCALE



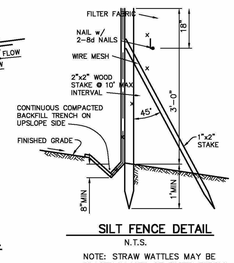
MAINTENANCE
– THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
– ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
– WHEN WASHING IS USED, IT SHALL BE CONTROLLED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 CONSTRUCTION ENTRANCE — NO SCALE



STANDARD DETAIL — TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL — TRENCH WITH GRAVEL

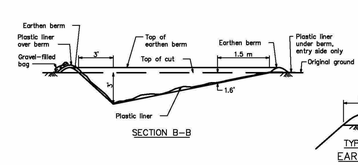


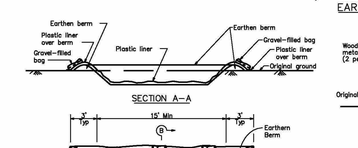
SILT FENCE DETAIL
N.T.S.

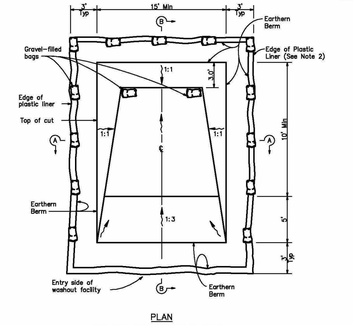
NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

MAINTENANCE
– SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
– SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
– SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE– THIRD THE HEIGHT OF THE BARRIER.
– ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
– SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

4 SILT FENCE DETAIL — NO SCALE







NOTES
1. The concrete washout sign shall be installed within 33 feet of the temporary concrete washout facility.
2. Plastic liner anchored with gravel–filled bags is optional for below grade concrete washout installations.

5 CONCRETE WASHOUT AREA — NO SCALE

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LICENSED ARCHITECT — NO. C28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

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Scale:
Job: 2305

Sheet
CONSTRUCTION MGMNT - STORM WATER MGMNT

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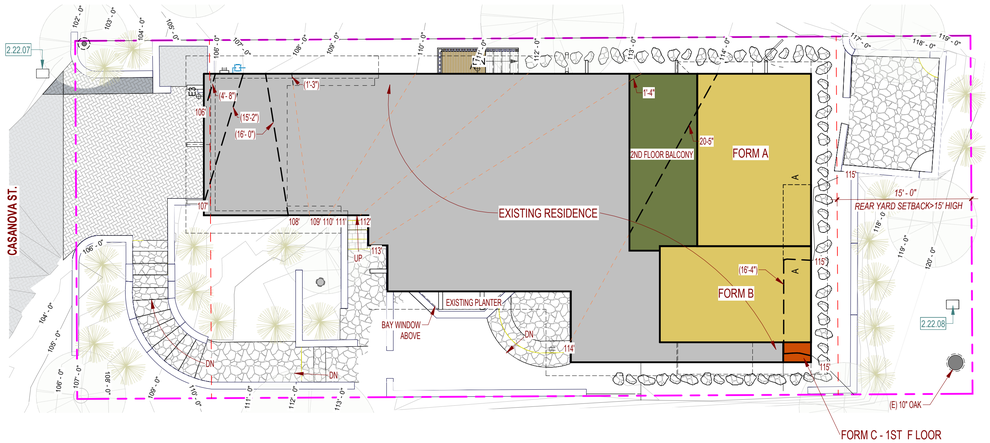
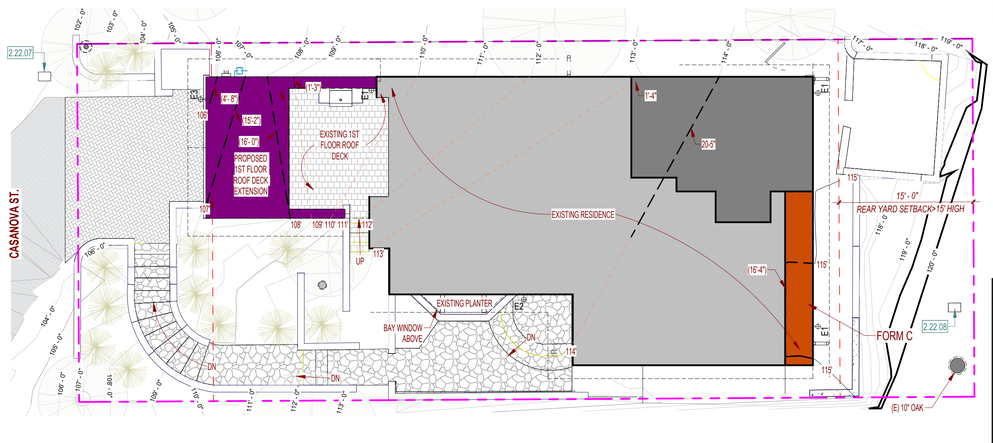


1 SITE CALCULATIONS - 2ND FLOOR
1/8" = 1'-0"



4 SITE CALCULATIONS - 1ST FLOOR
1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet
0 8' 16'

EXTERIOR VOLUME CALCULATIONS

AVERAGE GRADE 2ND FLOOR ADDITION **(FORM A + B)**

0 = 113' @ 1' - 4" = (1.33')
1 = 114' @ 20' - 5" = (20.42') X 1 =20.42'
2 = 115' @ 16' - 4" = (16.33') X 2 =32.66'
TOTAL 38' - 1" (38.08') =53.08'

53.08' ÷ 38.08' = 1.39
113' + 1.39 = 114.39' (AVERAGE NATURAL GRADE)
115.42' F.F. - 114.39' (A.N.G) = 1.03' (ADD TO CALCULATIONS)

AVERAGE GRADE 1ST FLOOR ADDITION **(FORM C)**

0 = 113' @ 1' - 4" = (1.33')
1 = 114' @ 20' - 5" = (20.42') X 1 =20.42'
2 = 115' @ 16' - 4" = (16.33') X 2 =32.66'
TOTAL 38' - 1" (38.08') =53.08'

53.08' ÷ 38.08' = 1.39
113' + 1.39 = 114.39' (AVERAGE NATURAL GRADE)
115.42' F.F. - 114.39' (A.N.G) = 1.03' (ADD TO CALCULATIONS)

GARAGE BALCONY ADDITION @ LEVEL 1 '

BALCONY SQARE FOOTAGE: (166 S.F.)
BALCONY VOLUME HEIGHT: x (3.5 FEET)
GARAGE BALCONY VOLUME : (581.32 C.F.)

2ND FLOOR BALCONY ADDITION @ LEVEL 2

BALCONY SQARE FOOTAGE: (148.0 S.F.)
BALCONY VOLUME HEIGHT: x (3.5 FT.)
GARAGE BALCONY VOLUME : (518.00 C.F.)

(FORM A) - ADD 1.03' TO VERTICAL CALCULATION

L x W x H
(19.25) x (12.75) x (9.20) = 2258.03 C.F.

V = ((1/2")x B x H) x L
[(0.5)(6.35')(2.17')] x 19.25' = 155.36 C.F

(155.36 C.F) x 2 = 310.72 C.F.

2258.03 + 310.72 = 2568.75 C.F.

(FORM B) - ADD 1.03' TO VERTICAL CALCULATION

L x W x H
(10.75) x (16.92) x (9.20) = 1673.39 C.F.

V = ((1/2")x B x H) x L
[(0.5)(8.42')(2.08')] x 10.75' = 94.14 C.F

(94.14 C.F) x 2 = 188.27 C.F.

1673.39 + 188.27 = 1861.66 C.F.

(FORM C) - ADD 1.03' TO VERTICAL CALCULATION

L x W x H

(19.83) x (3.08) x (11.03) = 673.67 C.F.

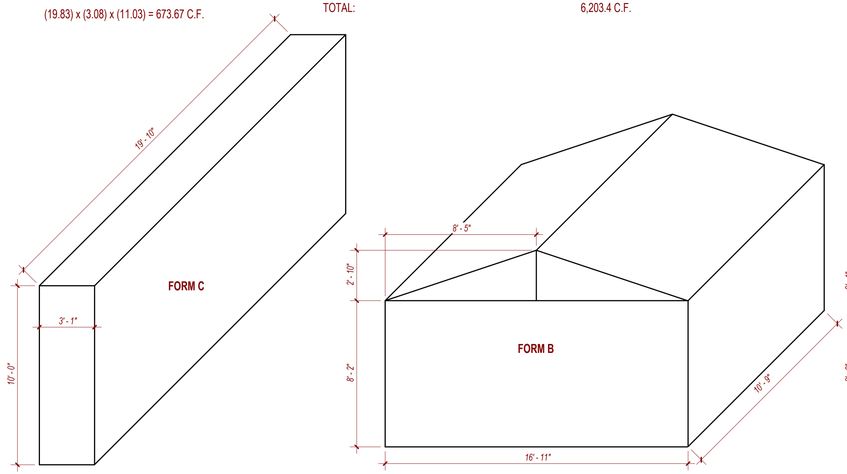
ADDITION ALLOWABLE VOLUME:

TWO STORY FLOOR AREA (GREATER THAN 3:12 SLOPE):

FORM A:	245.44 SQ. FT.	x 11 =	**2700 CU.FT.**
FORM B:	181.78 SQ. FT.	x 11 =	**2000 CU.FT.**
FORM C:	61.07 SQ. FT.	x 11 =	**672 CU.FT.**
1ST FLOOR BALCONY:	166.00 SQ.FT.	x 10 =	**1,660 CU.FT.**
2ND FLOOR BALCONY:	148.00 SQ.FT.	x 10 =	**1,480 CU.FT.**
MAX VOLUME TOTAL:			**8,512 CU.FT.**

ADDITION TOTAL VOLUME:

FORM A:	2568.75 C.F.
FORM B:	1861.66 C.F.
FORM C:	673.67 C.F.
1ST FLOOR BALCONY:	581.32 C.F.
2ND FLOOR BALCONY:	518.00 C.F.
TOTAL:	6,203.4 C.F.



LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED ADU
- PROPOSED 1ST FLOOR DECK EXTENSION
- PROPOSED 2ND FLOOR BALCONY ADDITION
- PROPOSED 2ND FLOOR ADDITION
- PROPOSED 1ST FLOOR ADDITION

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LICENSED ARCHITECT
TASHA LINIGER
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

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LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
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Scale: As indicated
Job: 2305

Sheet
VOLUME CALCULATIONS

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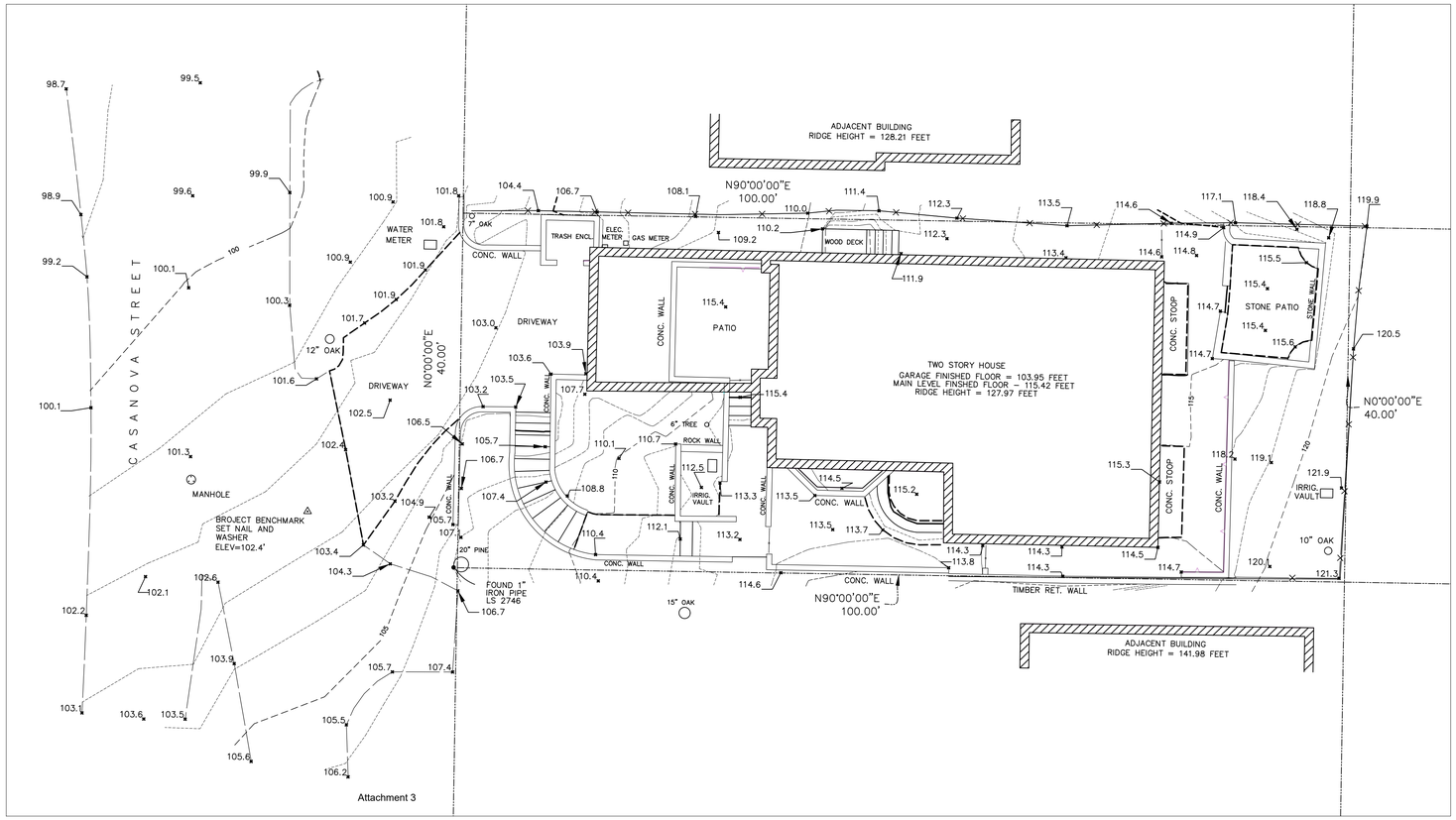
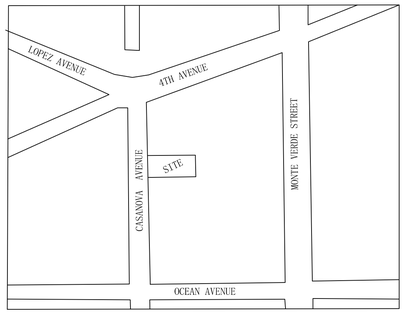


Attachment 3



VICINITY MAP

N. T. S.

LEGEND:

- BOUNDARY LINES
- 100 — MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ASPHALT ROAD OR DRIVEWAY
- FENCE LINES
- WALLS
- X 201.9 — SPOT ELEVATION
- TREE IN INCHES, TYPE SHOWN IF KNOWN PR DENOTES # OF PRONGS, LARGEST SIZE PRONG SHOWN
- STRUCTURES
- FOUND PROPERTY CORNERS
- CONC — CONCRETE

SCALE: 1"=8'

0 4 8 16 24

GENERAL NOTES

1) ELEVATIONS ARE BASED ON ARBITRARY ELEVATION OF 200.00' ON SET NAIL GRAVEL DRIVEWAY. CONTOUR INTERVAL 1'.

2) TREE TYPES ARE INDICATED WHEN KNOWN. TREES ARE LABELED IN INCHES. CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4" ARE NOT SHOWN.

3) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (03/25/2023) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

LICENSED LAND SURVEYOR P.L.S. 8296 STATE OF CALIFORNIA

APPROVED BY: Neal Dickey

NEAL DICKEY P.L.S. No. 8296

NEAL DICKEY
LAND SURVEYING
LAND SURVEYING - ELEVATION CERTIFICATES
AERIAL PHOTOGRAPHY - ALTA - SUBDIVISIONS
9670 POLLOCK LANE, SALINAS, CA 93907
nealdsurvey@gmail.com 831-320-1864

TOPOGRAPHIC MAP

OF CASANOVA 3SE OF 4TH, CARMEL-BY-THE-SEA, CA
LOT 38, CARMEL-BY-THE-SEA ADDITION #3

FOR LITINGERS

SCALE: 1"= 8'
DATE: MAY 22, 2023
PREPARED: NCD

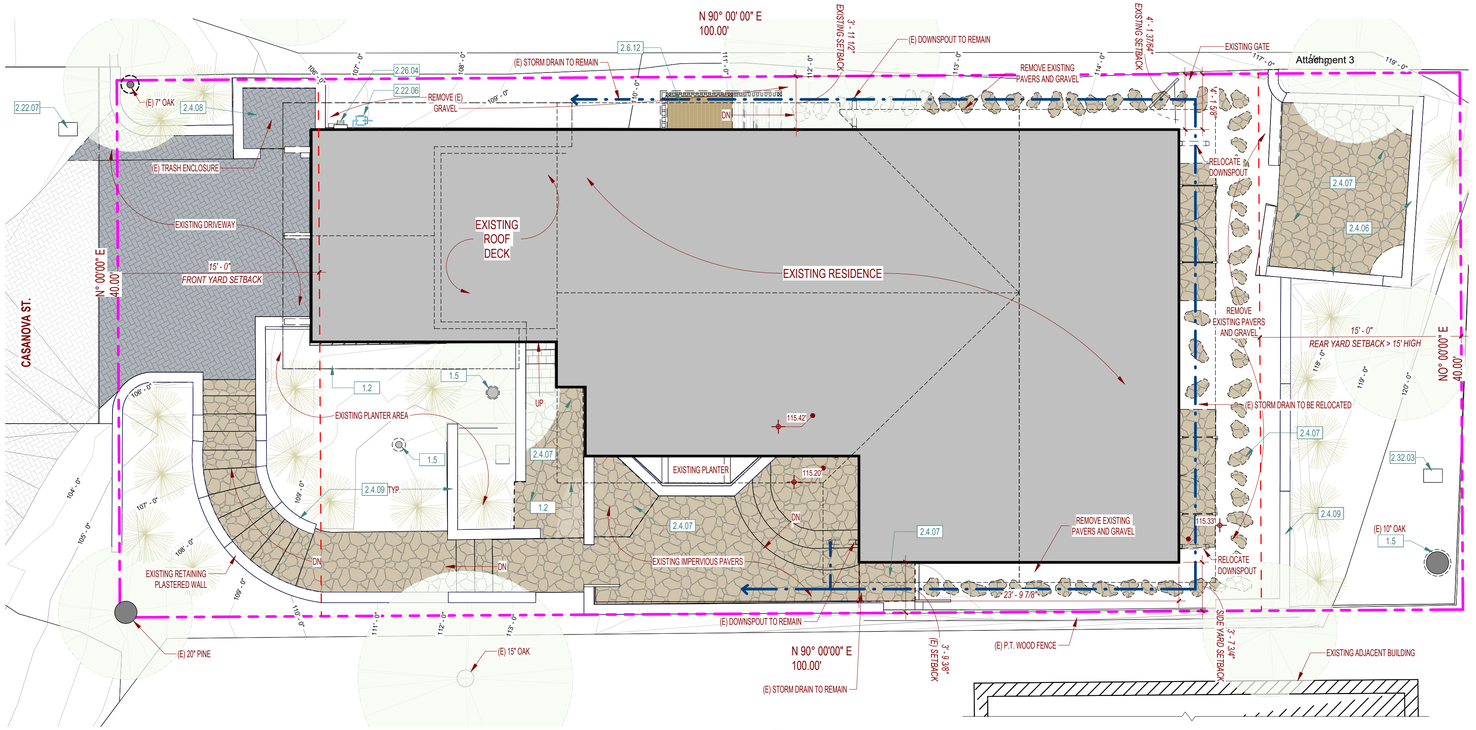
No.	DATE	BY	REVISION

SHEET 1

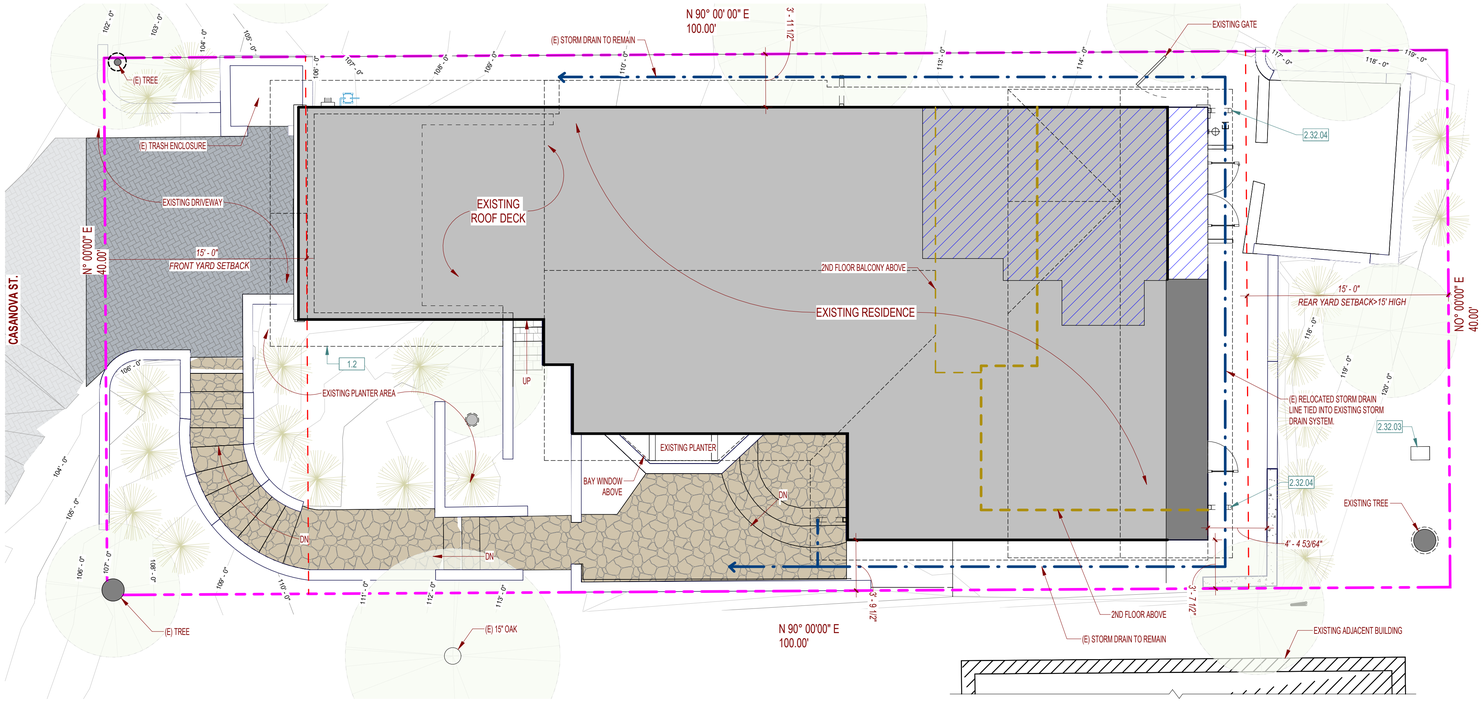
OF 1 SHEETS

TREE PROTECTION NOTES

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
6. THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 ' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
7. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
8. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.



1 EXISTING SITE PLAN / STORM WATER MGMNT PLAN
3/16" = 1'-0"



2 PROPOSED SITE PLAN / STORM WATER MGMNT PLAN
3/16" = 1'-0"

GENERAL NOTES

SITE COVERAGE (EXISTING)

Name	Area	Hardscape Type	Comments
(E) GRAVEL (TO BE REMOVED)	125 SF	(E) GRAVEL	PERVIOUS
(E) PAVERS WITH GRAVEL (TO BE REMOVED)	425 SF	(E) GRAVEL WITH PAVERS	PERVIOUS
(E) HARDSCAPE	440 SF	(E) HARDSCAPE	IMPERVIOUS
(E) HARDSCAPE TO BE REMOVED	265 SF	(E) HARDSCAPE TO BE REMOVED	IMPERVIOUS
(E) RETAINING WALLS	50 SF	(E) RETAINING WALLS	IMPERVIOUS
(E) DRIVEWAY SANDSET PAVERS	252 SF	(E) SAND SET PAVERS	PERVIOUS
(E) DRIVEWAY SANDSET PAVERS TO BE REMOVED	24 SF	(E) SAND SET PAVERS TO BE REMOVED	PERVIOUS
(E) WOOD DECK & STAIRS (TO BE REMOVED)	23 SF	(E) WOOD DECKING	PERVIOUS
Grand total	1604 SF		

SITE COVERAGE (PROPOSED)

Name	Area	Hardscape type	Comments
(E) DRIVEWAY SANDSET PAVERS	237 SF	(E) SAND SET PAVERS	PERVIOUS
(E) HARDSCAPE	442 SF	(E) HARDSCAPE	IMPERVIOUS
(E) RETAINING WALLS	50 SF	(E) RETAINING WALLS	IMPERVIOUS
Grand total: 3	728 SF		

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
1.5	PROVIDE TREE PROTECTION AROUND EXISTING TREES
2.4.06	EXISTING STONE RETAINING WALL TO REMAIN
2.4.07	REMOVE (E) STONE PAVERS
2.4.08	REMOVE (E) BRICK PAVERS
2.4.09	(E) CMU WALL TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.22.06	(E) GAS METER
2.22.07	(E) WATER METER
2.26.04	(E) ELECTRICAL METER TO REMAIN
2.32.03	(E) IRRIGATION VAULT
2.32.04	(E) DOWNSPOUT RELOCATED

LEGEND

- EXISTING BUILDING TO REMAIN
- PORTION OF (E) BUILDING TO BE CONVERTED TO ADU
- ADU ADDITION
- PROPOSED 1ST FLOOR ADDITION
- PROPOSED 2ND FLOOR ADDITION ABOVE
- EXISTSING IMPERVIOUS PAVERS
- EXISTSING SANDSET PERVIOUS PAVERS

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LICENSED ARCHITECT
TATIANA LUBIMTSEVA
NO. C28415
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Scale: As indicated
Job: 2305

Sheet
EXISTING/ PROPOSED SITE PLAN

A1.00

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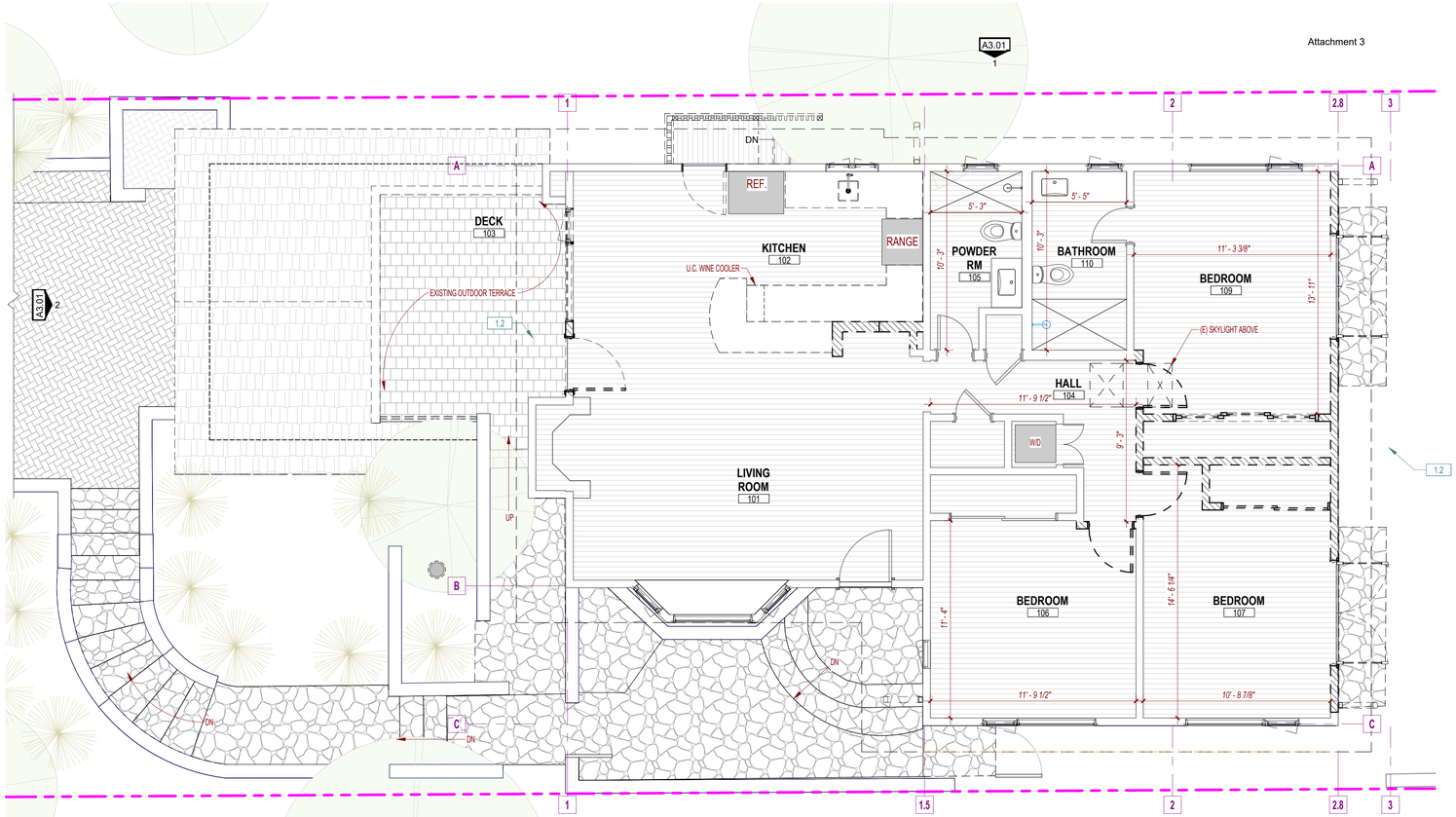
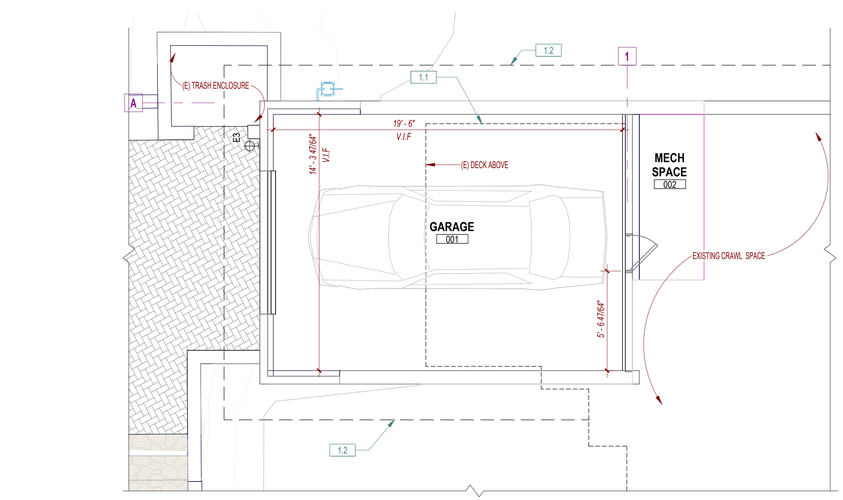


1 LEVEL 1 - EXISTING/ DEMO PLAN
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet
0 4' 8'
N



2 EXISTING GARAGE PLAN
1/4" = 1'-0"

GENERAL NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.1	FLOOR ABOVE
1.2	ROOF ABOVE

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

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LICENSED ARCHITECT
LAURA LANGSTON
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA 93921

PLANNING SUBMITTAL

Scale:	1/4" = 1'-0"
Job:	2305

Sheet
EXISTING/ DEMOLITION PLAN

A2.01

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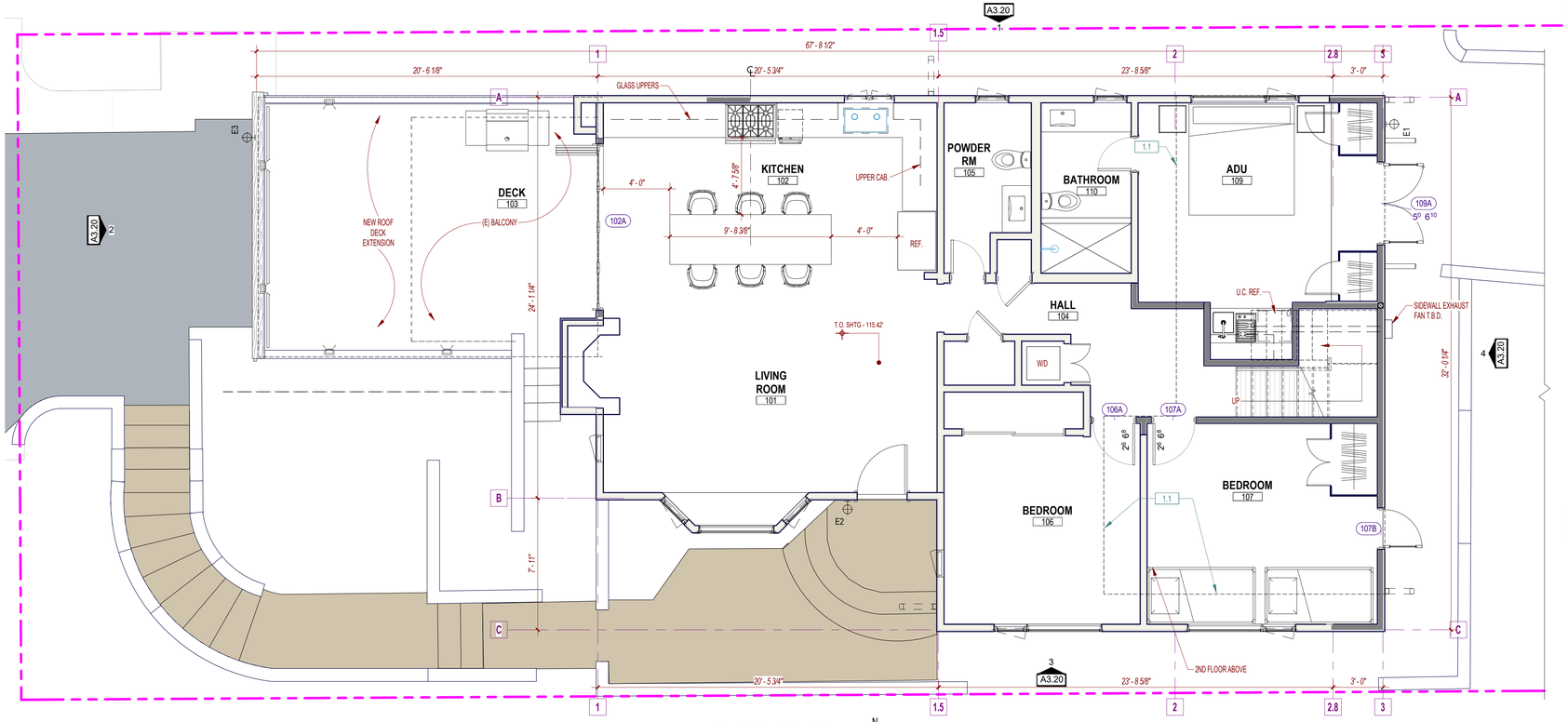
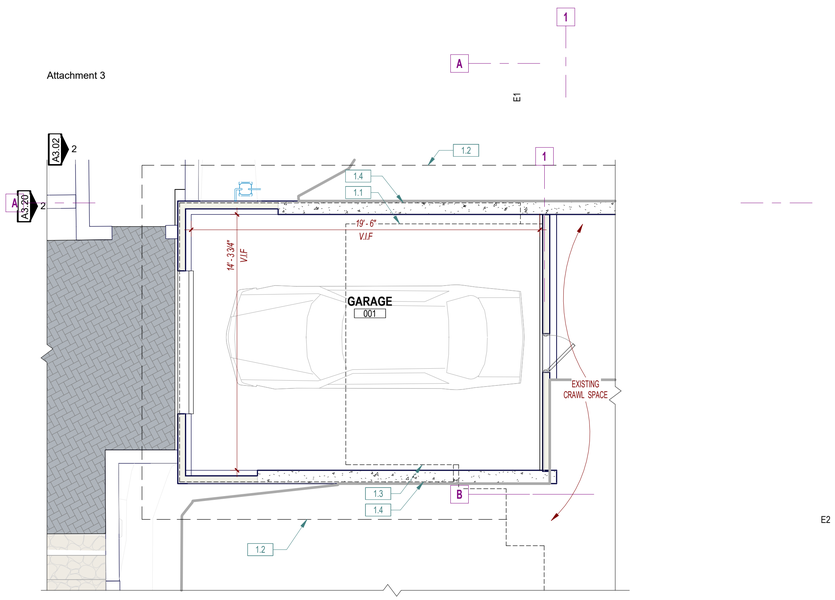
Electrical Symbols - Power

- DUAL CAT6E / TELEPHONE JACK
- TV CABLE TV JACK
- FLOOR OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET -VERIFY W/ EQUIP. MFG. TAMPER RESISTANT
- DEDICATED 220V - 30A CIRCUIT FOR DRYER
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- TAMPER RESISTANT DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER RESISTANT
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER RESISTANT
- WP WATER PROOF EXTERIOR OUTLET / GFCI TAMPER RESISTANT
- SWITCHED OUTLET / TAMPER RESISTANT
- POWER STRIP - APT SERIES BY TASK LIGHTING (WHITE) WITH TAMPER -RESISTANT RECEPTACLES AT 18" O.C. - CONNECT TO GFCI CIRCUIT.

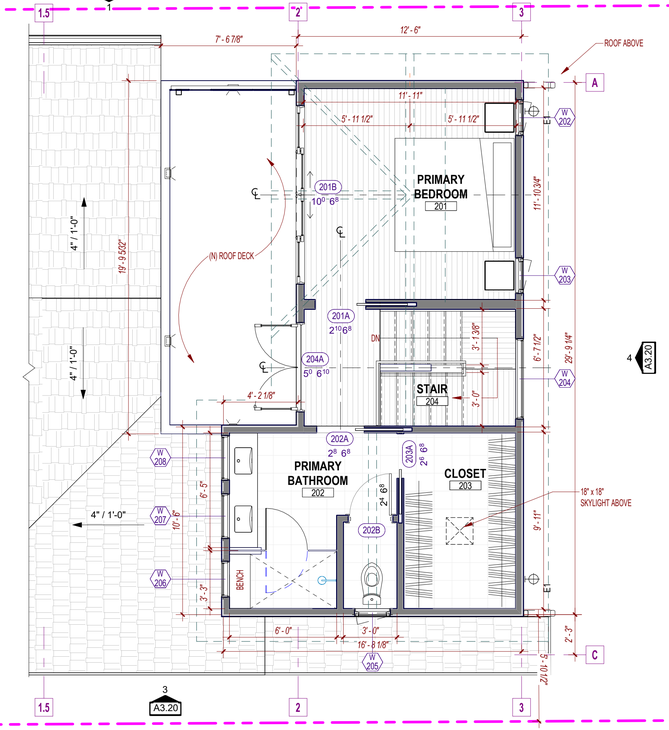


1 LEVEL 1- PROPOSED
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet (0, 4', 8')



3 GARAGE LEVEL - PROPOSED
1/4" = 1'-0"



2 LEVEL 2 -PROPOSED
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet (0, 4', 8')

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
2. SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
4. PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
7. UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
8. FOR LIGHTING AND LIGHTING CONTROL SEE REFLECTED CEILING PLAN.
9. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 907.2.11.2 OF THE 2013 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R315.2 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2016 CALIFORNIA BUILDING CODE (CBC). • MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.1	FLOOR ABOVE
1.2	ROOF ABOVE
1.3	EXISTING DECK ABOVE
1.4	PROPOSED DECK ABOVE

LEGEND

- EXISTING STUD WALL TO REMAIN (RENOVATION PROJECTS ONLY)
- NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)
- CMU WALL
- CONCRETE WALL
- PARTITION/ WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
- PARTITION/ WALL MODIFIER
- PARTITION/ WALL TYPE
- FLOOR/ ROOF ASSEMBLY TAG (SEE SHEET A0.1 SERIES SHEETS)
- DOOR TAG (SEE A6 SERIES SHEETS)
- WINDOW TAG (SEE A6 SERIES SHEETS)

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SHEET ISSUE

REVISION #

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Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: As indicated
Job: 2305

Sheet
PROPOSED 1ST & 2ND FLOOR PLAN

A2.11

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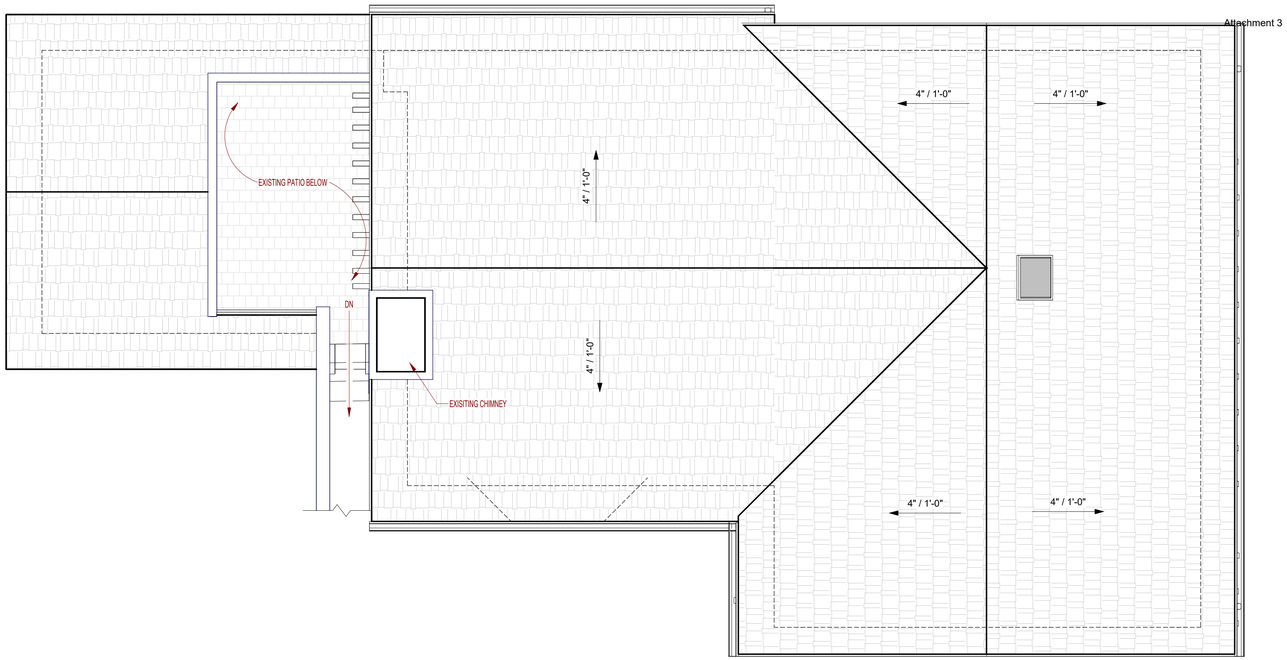
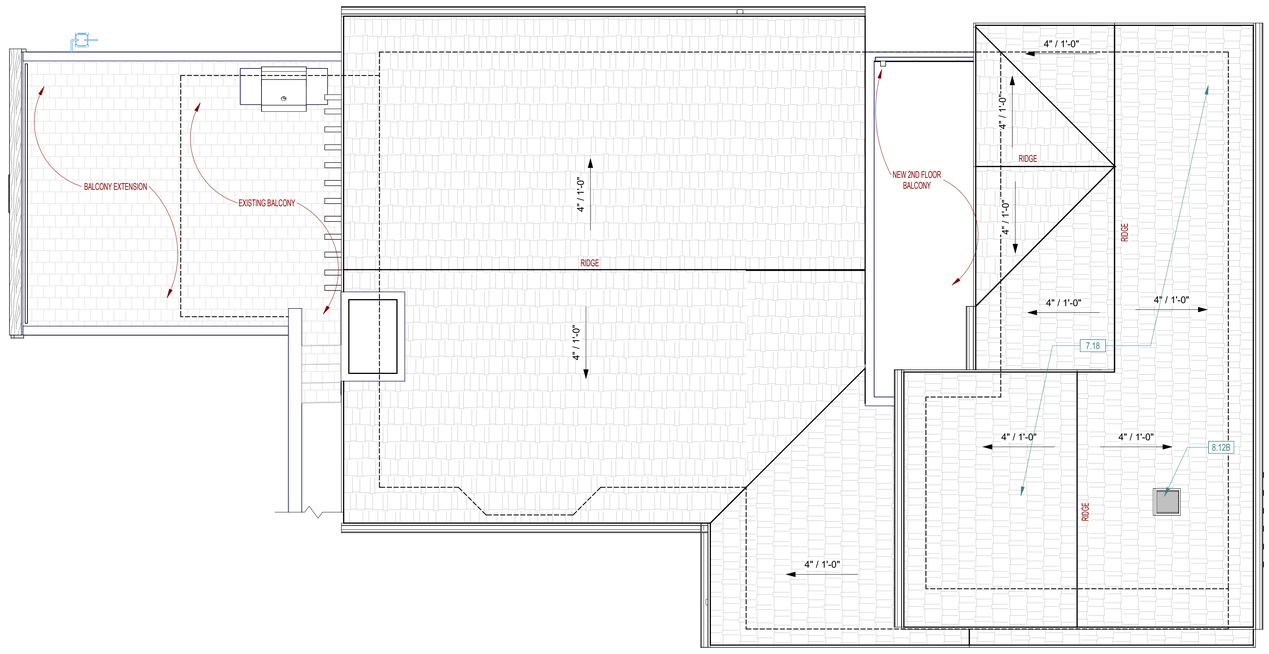


2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
7.18	NEW CLASS A CEDAR ROOF SHINGLES
8.12B	SKYLIGHT (OPERABLE) WITH AUTOMATIC INTERIOR SHADE BY VELLUX SKYLIGHTS

LEGEND

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PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

Sheet
EXISTING & PROPOSED ROOF PLAN

A2.12

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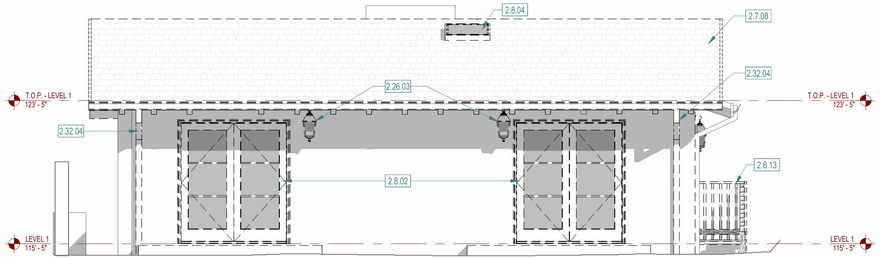
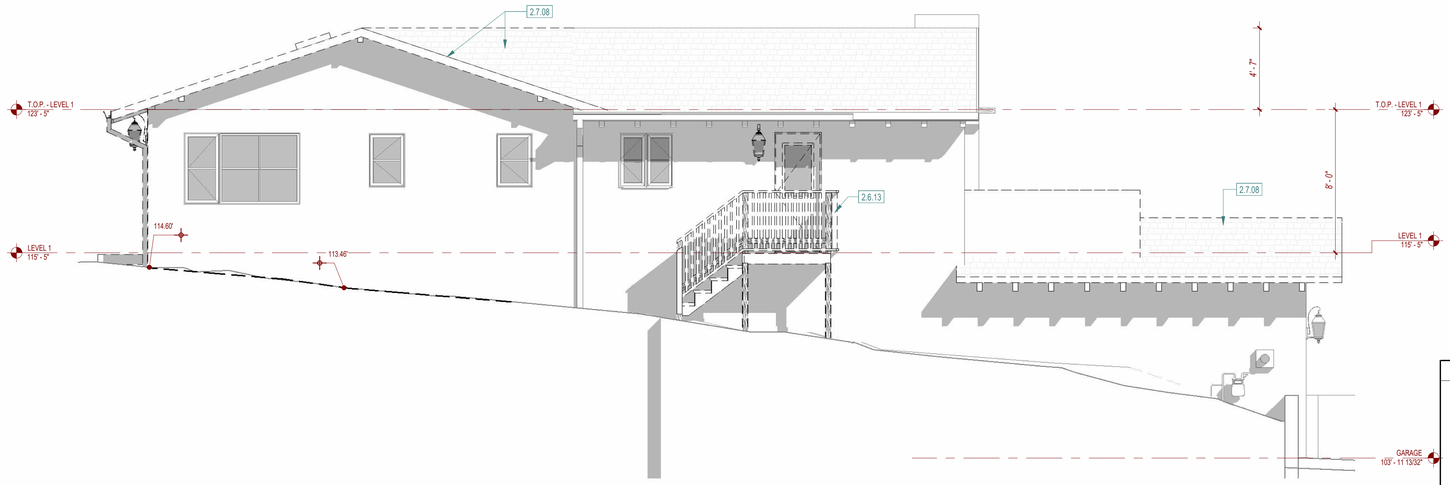
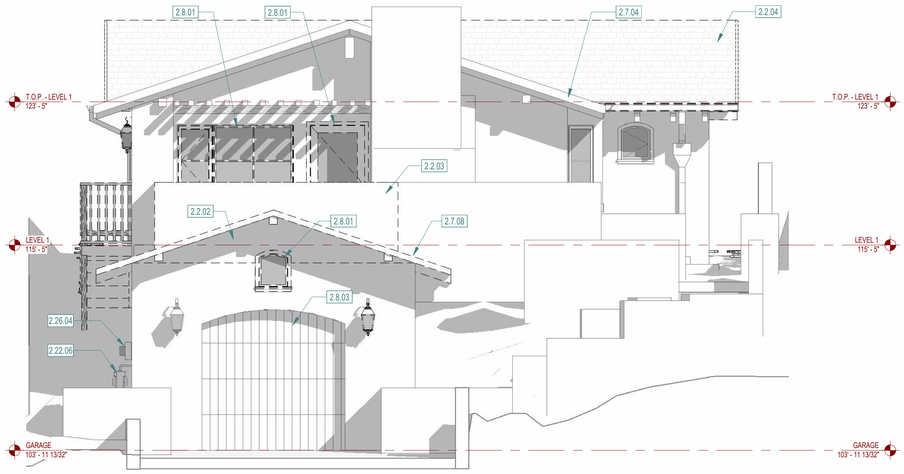


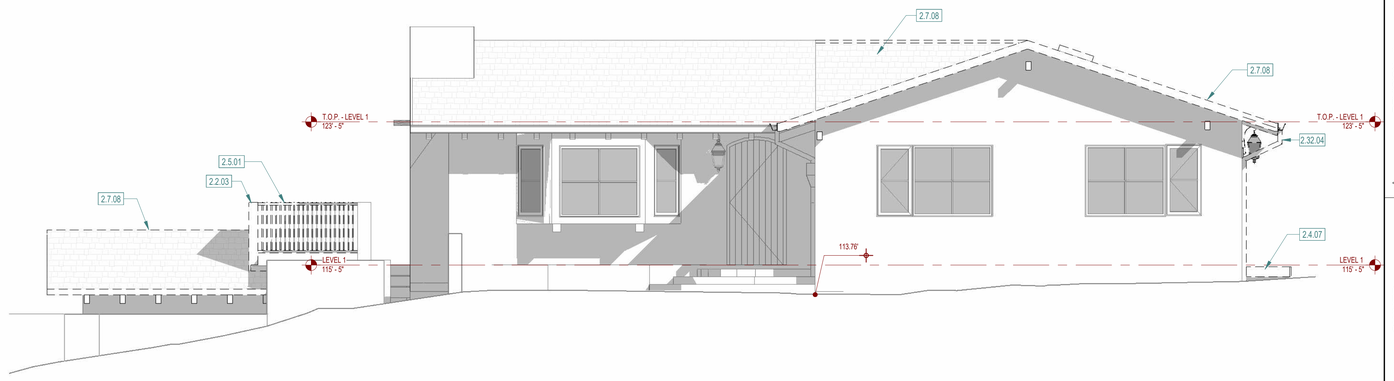
3 EAST ELEVATION (E)
1/4" = 1'-0"



1 NORTH ELEVATION (E)
1/4" = 1'-0"



2 WEST ELEVATION (E)
1/4" = 1'-0"



4 SOUTH ELEVATION (E)
1/4" = 1'-0"

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.02	REMOVE PORTION OF EXISTING WALL
2.2.03	REMOVE (E) WALL
2.2.04	REMOVE (E) ROOF STRUCTURE
2.4.07	REMOVE (E) STONE PAVERS
2.5.01	REMOVE (E) GUARDRAIL
2.6.13	REMOVE (E) WOOD STAIRS
2.7.04	(E) ROOF TO REMAIN
2.7.08	REMOVE PORTION OF (E) ROOF
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.02	REMOVE DOOR AND FRAME AND RE-INSTALL IN NEW LOCATION
2.8.03	(E) DOOR / WINDOW TO REMAIN
2.8.04	REMOVE (E) SKYLIGHT
2.22.06	(E) GAS METER
2.26.03	REMOVE (E) LIGHT FIXTURES AND FANS
2.26.04	(E) ELECTRICAL METER TO REMAIN
2.32.04	(E) DOWNSPOUT RELOCATED

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SHEET ISSUE

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Scale: 1/4" = 1'-0"
Job: 2305

Sheet
EXISTING EXTERIOR ELEVATIONS

A3.01

1/29/2024 9:52:32 AM

1 EXISTING STREET ELEVATION
3/16" = 1'-0"

2 PROPOSED STREET ELEVATION
3/16" = 1'-0"

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SHEET ISSUE

REVISION #

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LINIGER RESIDENCE
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 3/16" = 1'-0"
Job: 2305

Sheet
STREET ELEVATIONS

A3.02

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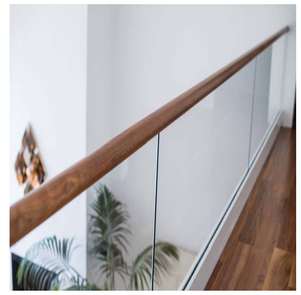
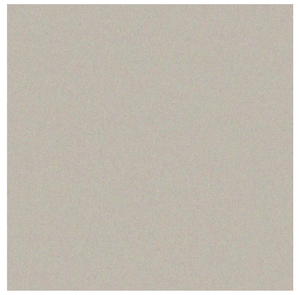
1 VIEW LOOKING EAST
12" = 1'-0"

2 VIEW LOOKING SOUTH EAST
12" = 1'-0"



5.16 GLASS GUARDRAIL WITH WOOD CAP

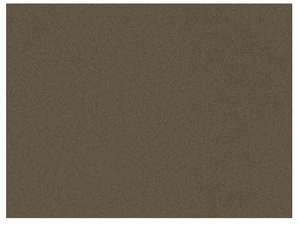


9.9 EXTERIOR PLASTER - COLOR TO MATCH EXISTING

6.37 - STAINED WOOD - TO MATCH EXISTING

7.18 - FIRE TREATED CEDAR SHINGLES TO MATCH EXISTING

8.25 - WOOD WINDOWS AND DOORS - PAINTED TO MATCH EXISTING



9.18 - PAINTED PVC FASCIA BOARD COLOR DARK BRONZE TO MATCH EXISTING

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PLANNING SUBMITTAL

Scale: 12" = 1'-0"
Job: 2305

Sheet
MATERIAL PALLETE

A3.10

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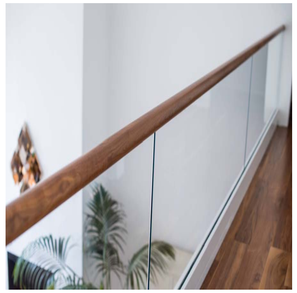
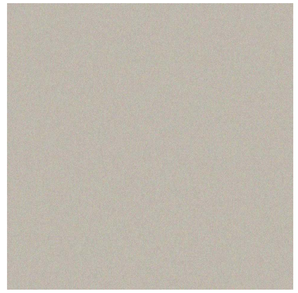
1 VIEW LOOKING NORTH EAST
12" = 1'-0"

Attachment 3



5.16 GLASS GUARDRAIL WITH WOOD CAP

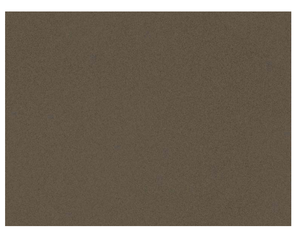


9.9 EXTERIOR PLASTER - COLOR TO MATCH EXISTING

6.37 - STAINED WOOD - TO MATCH EXISTING

7.18 - FIRE TREATED CEDAR SHINGLES TO MATCH EXISTING

8.25 - WOOD WINDOWS AND DOORS - PAINTED TO MATCH EXISTING



9.18 - PAINTED PVC FASCIA BOARD COLOR DARK BRONZE TO MATCH EXISTING

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SHEET ISSUE

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Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 12" = 1'-0"
Job: 2305

Sheet
MATERIAL PALLETE

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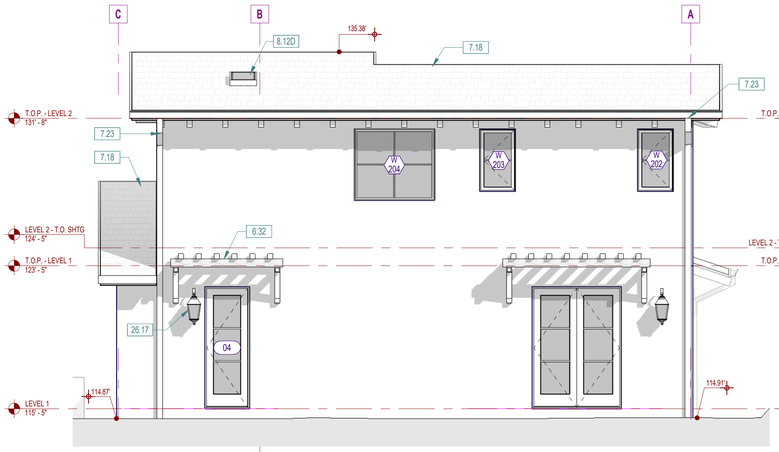
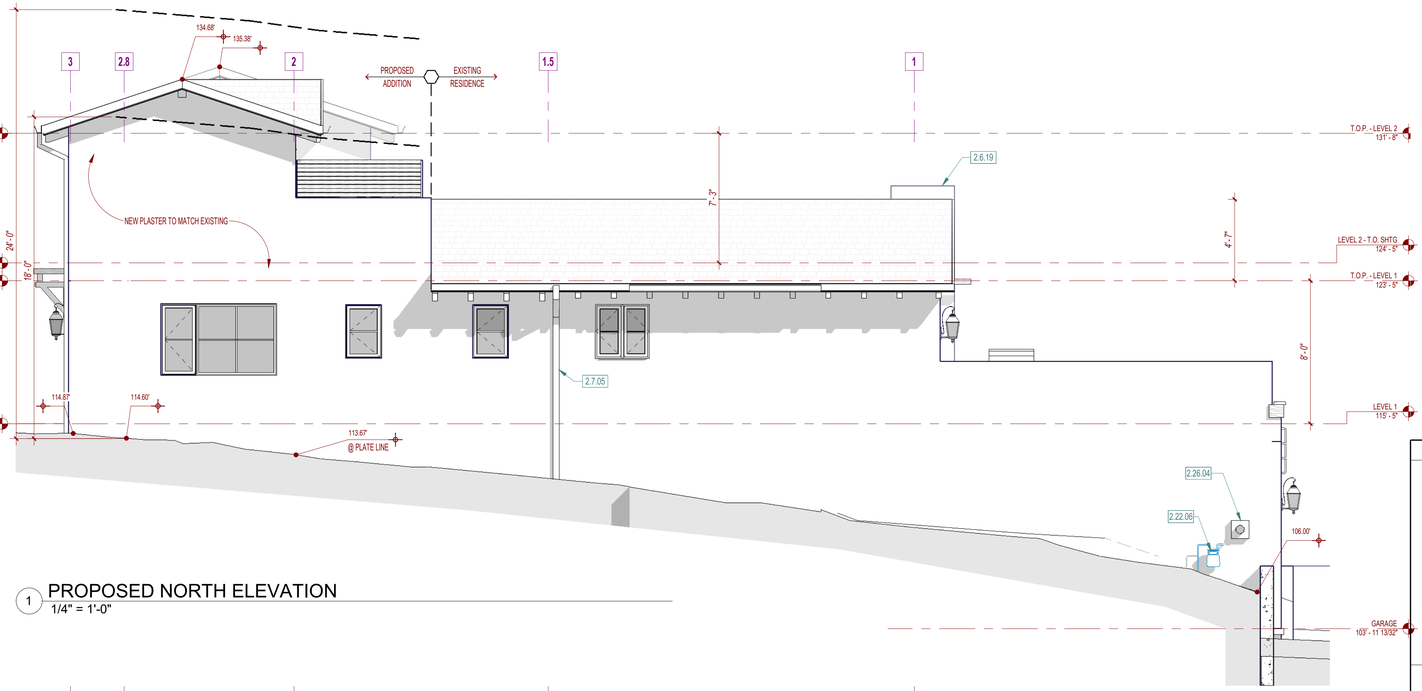
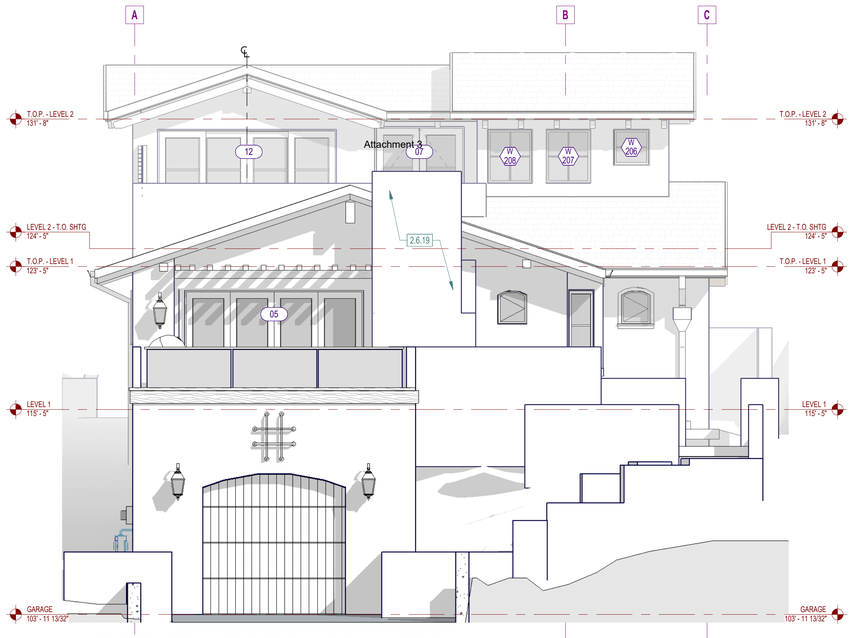


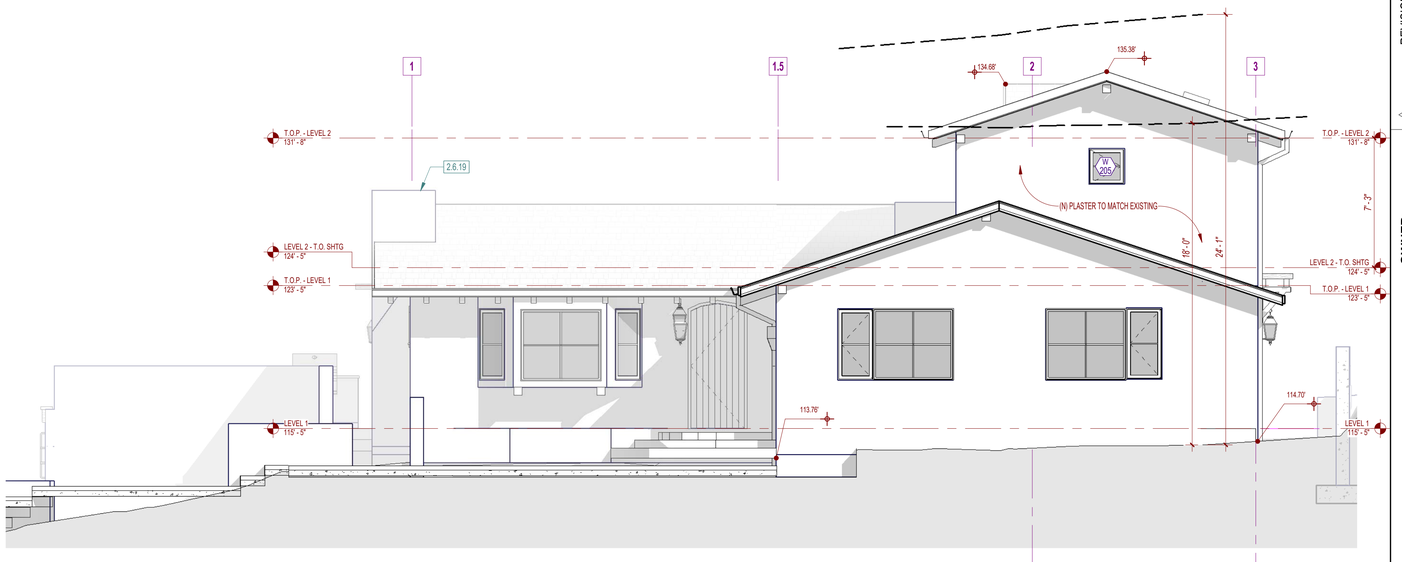
4 PROPOSED EAST ELEVATION - OPTION A
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - OPTION A
1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION - OPTION A
1/4" = 1'-0"

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.19	(E) CHIMNEY TO REMAIN
2.7.05	(E) ROOF DOWNSPOUT TO REMAIN
2.22.06	(E) GAS METER
2.26.04	(E) ELECTRICAL METER TO REMAIN
6.32	
7.18	NEW CLASS A CEDAR ROOF SHINGLES
7.23	NEW DARK BRONZE ALUMINUM GUTTER AND DOWNSPOUTS
8.12D	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS
26.17	NEW EXTERIOR LIGHT FIXTURE - CONNECT TO EXISTING EXTERIOR LIGHTING CONTROLS

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SHEET ISSUE

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PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

Sheet
PROPOSED EXTERIOR ELEVATIONS

A3.20

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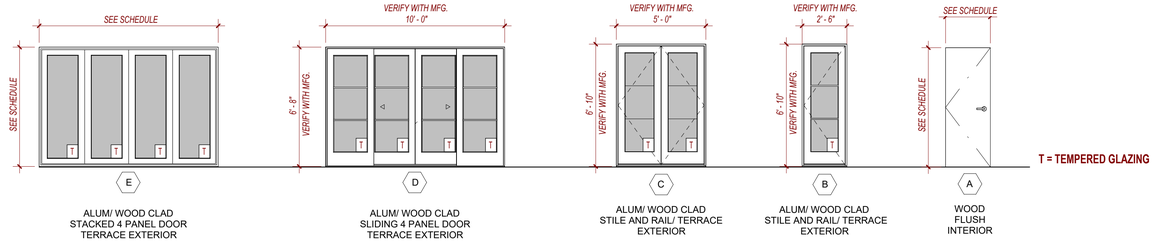
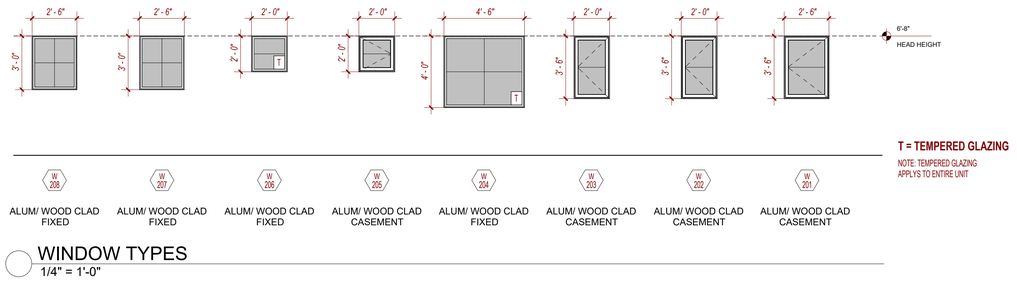
Attachment 3

DOOR SCHEDULE1

DOOR NO.	ORIENTATION FROM ROOM NAME	ORIENTATION TO ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL.	FRAME FINISH	HRDW GROUP	COMMENTS
102A	DECK	KITCHEN	10' - 0"	6' - 8"	0' - 1 3/4"		E	ALUM/ WD	PAINTED	WD CLAD	PAINTED		
106A	HALL	BEDROOM	2' - 6"	6' - 8"	0' - 1 3/8"	-	A	WD	PAINTED	WD	PAINTED		
107A	HALL	BEDROOM	2' - 6"	6' - 8"	0' - 1 3/8"	-	A	WD	PAINTED	WD	PAINTED		
107B	BEDROOM	EXTERIOR	2' - 6"	6' - 10"	0' - 1 3/4"		B	ALUM/ WD	PAINTED	WD CLAD	PAINTED		
109A	ADU	EXTERIOR	5' - 0"	6' - 10"	0' - 1 3/4"		C	ALUM/ WD	PAINTED	WD CLAD	PAINTED		
201A	STAIR	PRIMARY BEDROOM	2' - 10"	6' - 8"	0' - 1 3/8"		A	WD	PAINTED	WD	PAINTED		
201B	PRIMARY BEDROOM	EXTERIOR	10' - 0"	6' - 8"	0' - 1 3/4"		D	ALUM/ WD	PAINTED	WD CLAD	PAINTED		
202A	STAIR	PRIMARY BATHROOM	2' - 8"	6' - 8"	0' - 1 3/8"		A	WD	PAINTED	WD	PAINTED		
202B	PRIMARY BATHROOM	PRIMARY BATHROOM	2' - 4"	6' - 8"	0' - 1 3/8"	-	A	WD	PAINTED	WD	PAINTED		
203A	PRIMARY BATHROOM	CLOSET	2' - 6"	6' - 8"	0' - 1 3/8"		A	WD	PAINTED	WD	PAINTED		
204A	STAIR	EXTERIOR	5' - 0"	6' - 10"	0' - 1 3/4"		C	ALUM/ WD	PAINTED	WD CLAD	PAINTED		



DOOR TYPES
1/4" = 1'-0"



WINDOW TYPES
1/4" = 1'-0"

WINDOW NOTES:

1. WINDOWS ARE BY: MARVIN WINDOWS
   GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED
   MTL: WOOD / PAINTED TO MATCH EXISTING
2. **CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS.**
3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
4. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
5. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
6. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
8. ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

DOOR NOTES:

1. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING DOORS.
2. ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
3. SEE DOOR TYPES FOR ELEVATIONS
4. GENERAL ABBREVIATIONS:
   WD = WOOD, STN = STAIN, PNT = PAINT, ALUM = ALUMINUM, GLS = TEMPERED GLASS,
   FG = FIBERGLASS

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LICENSED ARCHITECT
TATIANA LUBIMTSEVA
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

Sheet
DOOR AND WINDOW SCHEDULE

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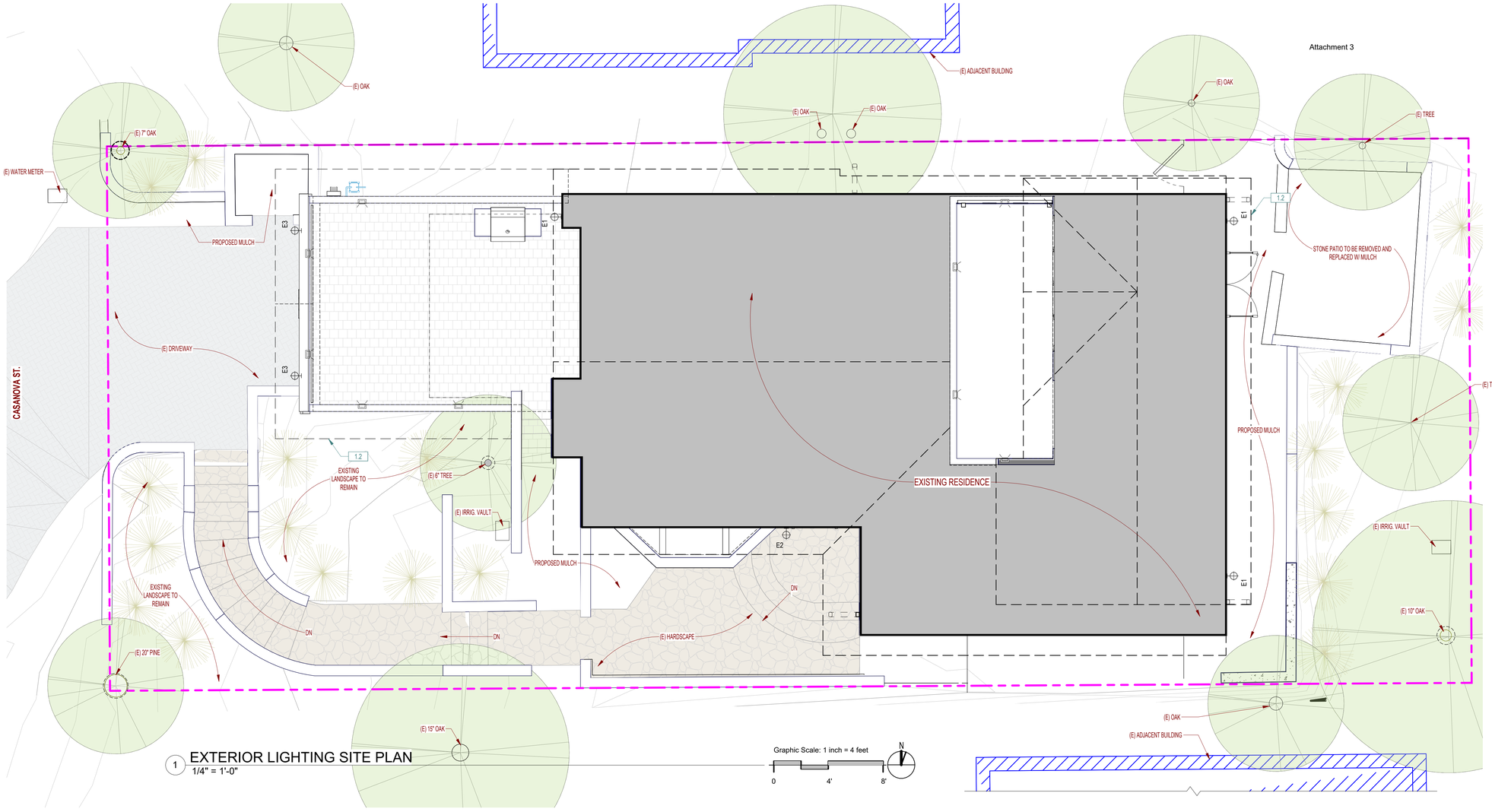
Attachment 3



1 EXTERIOR LIGHTING SITE PLAN
1/4" = 1'-0"

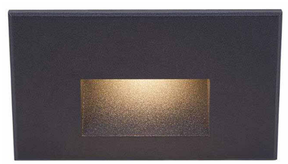
EXISTING EXTERIOR LIGHTING

E1
EXISTING WALL SCONCETO BE RELOCATED

E2
EXISTING SCONCE AT PRIMARY ENTRANCE

E3
EXISTING EXTERIOR SCONCE AT GARAGE

PROPOSED EXTERIOR LIGHTING



L.E.D. RECESSED DECK LIGHTING
STEP LIGHT BY WAC LIGHTING -4011-30BZ
TRANSFORMER REQ'D
BRONZE FINISH - 2 WATTS - 50 LUMENS

GENERAL NOTES

MUNICIPAL CODE RESTRICTIONS PER CITY OF CARMEL-BY-THE-SEA

1. WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS). LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
3. NO LIGHTING PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PREPERTY, INCLUDING THE RIGHT OF WAY.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE

LEGEND

- E1 — EXTERIOR WALL SCONCE
- RECESSED DECK LIGHTING
- (E) PLANTING TO REMAIN
- (E) TREE TO REMAIN

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lxdesignstudio.com

LICENSED ARCHITECT — PATRICK LUMPKIN — NO. C28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA 93921

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

Sheet
LANDSCAPE / EXTERIOR LIGHTING PLAN

L1.00

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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

February 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-124 (Rieken-Yoo):** Consideration of a Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and construction of a new 1,639-square-foot two-story, single-family residence and 261-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000.

Application: DS 23-124 (Rieken-Yoo)
APN: 010-028-015-000
Block:24
Lot:10
Location: Santa Fe Street 4, southeast of 2nd Avenue
Applicant: Adam Jeselnick, Architect
Property Owner: RIEKEN KEITH GRAHAM & JEE EUN YOO TRS

Executive Summary:

The project is demolishing an existing two-story residence and the construction of a new two-story residence. The property was found to be ineligible for the Carmel Historic Inventory on September 20, 2022. Three Monterey pine trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and construction of a new 1,639-square-foot two-story, single-family residence and 261-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000

Background and Project Description:

The existing residence was constructed in 1925. The 1,028-square-foot two-story residence is located on a 4,000-square-foot lot. The property was reviewed for historical significance in 2022 and found ineligible for

the Carmel Historic Resources Inventory. This determination remains in effect for five years.

The applicant proposes demolishing the existing 1,028-square-foot two-story residence and constructing a 1,900-square-foot two-story residence with a tuck-under garage.

Staff Analysis:

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on the site.*

Staff Response: The City Forester identified eight trees on or immediately adjacent to the property, including three Coast Live Oaks and five Monterey pines. All trees have been rated significant except for three Monterey pine trees (no. 2, 3, & 4) which have been rated moderately significant for the following reasons:

- Trees no. 2, 3, & 4 show some pests or diseases that impair their condition but which do not immediately threaten the health of the tree. The trees may recover on their own or with appropriate intervention.
- Trees no. 2, 3, & 4 have poor form or structure but (a) can recover with proper maintenance or (b) provide visual interest in their current form and do not have structural defects that are likely to develop into a safety hazard.
- Trees no. 3 & 4 are over-mature or show signs of poor or declining vigor, such as die-back of major limbs or the crown, small leaves/needles, and/or minimal new growth.
- Tree no. 2 is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

The applicant is proposing to remove these three Monterey pine trees. The northern neighbor objects to the removal of trees no. 2 and 3 because it would reduce the existing tree canopy, which they enjoy. Recommendation/Draft Condition No. 2 requires the applicant to obtain approval for the removal of these trees prior to the final details review.

Carmel Municipal Code (CMC) Section 17.34.070 (Landscaping Standards for Residential Districts) requires that upper and lower canopy trees be planted as a component of development projects if needed. Table 17.48-A: Recommended Tree Densities establishes a ratio of three upper canopy and one lower canopy tree for lots up to 4,000 square feet in size. The city forester recommends a standard tree density of three upper and one lower canopy tree.

CMC Section 17.48.110.A (Protection of Existing Trees) says *All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant tree*s. Portions of the proposed improvements at the southeast corner of the lot encroach into the 6-foot root protection zones of Monterey pine trees no. 5 and no. 6. Recommendation/Draft Condition No. 3 requires the applicant to shift all improvements, including foundation walls and/or footings, outside the 6-foot zone.

With the application of conditions, the project meets the objectives of forest character.

Privacy, Views, Light, & Air: *Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties; maintain view opportunities to natural features that lie outside the property; locate buildings so they will not substantially block views enjoyed by others;*

and, maintain views through a property to natural features when feasible.

General Plan Policy P1-51 states, *Consider the effect of proposed residential construction on the privacy, solar access, and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.*

The Residential Design Guidelines implement General Plan Policy P1-51 by recommending that buildings are located so they will not substantially block views enjoyed by others [emphasis added]; that major building masses be located to maintain some views through the site from other properties [emphasis added]; and, the building mass is kept low in order to maintain views over the structure [emphasis added]. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a "substantial" view blockage.

Staff Response: Below are separate analyses on privacy, views, and access to light.

Privacy. The northern neighbor's living spaces facing the project site include two bedrooms and a living room. The applicant proposes to place the front entry and covered porch on the north side of the residence, creating a privacy concern for the north neighbor. Windows proposed on the north elevation include,

- 1'-8" x 4' window in the powder room,
- 3' x 8'-9" window in the staircase,
- 5' x 6' window in the dining room,
- 1'-8" x 4' window in the bath 2 shower, and
- Two 1'-10" x 5'-6" windows in bedroom 2.

According to the proposed window schedule, all windows are proposed to be fixed. Additionally, a skylight is also proposed above the kitchen; however, no dimensions were provided. Recommendation/Draft Condition No. 4 requires the skylight dimensions to be provided prior to the final details review. To mitigate potential privacy impacts, Recommendation/Draft Condition No. 5 recommends that the applicant consider using additional skylights in lieu of north-facing windows to bring natural light to the interior spaces or use opaque glass. Last, Recommendation/Draft Condition No. 6 recommends that the applicant shift the front entry to be west-facing instead of north-facing.

Views. The applicable Residential Design Guideline objective is *to balance and share view opportunities to natural features and landmarks*. Guideline 5.2 says to *maintain view opportunities of natural features that lie outside the property. Locate buildings so they will not substantially block views enjoyed by others.* The question of what constitutes a substantial blockage of a view is entirely subjective and at the discretion of the Planning Commission.

The northern neighbor has identified a significant tree canopy view and sunset view they enjoy. They oppose the removal of Monterey pine trees no. 2 and 3. As noted above in the section on forest character, tree no. 2 is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future. On the other hand, tree no. 3 is over-mature or showing signs of poor or declining vigor, such as die-back of major limbs or the crown, small leaves/needles, and/or minimal new growth. Recommendation/Draft Condition No. 2 requires the applicant to get approval to remove these trees prior to the final details review. If the removal is not approved, the applicant will need to adjust the design of the project to preserve these trees.

Light. Solar access can be affected when a new residence is proposed along the south elevation of a

neighboring property and one or both homes are in close proximity to the property line. A solar study can also provide additional information on how much a neighbor's natural light would be blocked at summer and winter solstice.

The northern neighbor has expressed concerns about a reduction in sunlight to one of their bedrooms as well as a reduction in available sunlight to their roof, which could impact a future solar installation.

The north side yard setback is 3'-6" at the rear of the house and 5'-6" at the front. The existing finish floor level of the residence is 1008.3', and the proposed finish floor level is 2.8' lower at 1005.5'. Staff recognizes that expanding the building footprint to the front of the lot changes the open space view the neighbor currently enjoys. However, without a solar study, it is difficult to determine what the shading impact might be with the proposed design. Recommendation/Draft Condition No. 7 requires the applicant to submit a solar study that evaluates potential impacts to the north property.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that a) do not dominate the design of the house or site, b) minimize the amount of paved surface for a driveway, c) maximize open space, views, and privacy, and d) minimize visual impacts.*

Specifically, Residential Design Guideline 6.6 says to *Locate a garage to minimize its visual impacts. Three options should be considered: 1. Detached at the rear of the lot. 2. Detached in front within the front setback is acceptable when other design traditions objectives are met. This option should not be repeated to excess within a block. 3) Under the house, when the other design tradition objectives are met.*

Guideline 6.7 says that *In limited circumstances, a garage may be located under a structure when the visual impacts will be minimized. The garage door should not dominate the front of the house. A door perpendicular to the street is best in this condition. The driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.*

Staff Response: The applicant is proposing to locate the garage under the residence, with the garage door parallel to 2nd Avenue. To minimize the visual impact of the garage, it is set below the street. However, this creates a "ramp" effect and the need for tall retaining walls on either side of the driveway. Staff finds the project inconsistent with the objectives of parking and access. Recommendation/Draft Condition No. 8 requires the applicant to redesign the driveway to eliminate the ramp effect and the need for tall retaining walls.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.*

Staff Response: The applicant proposes a single main level, locating the garage and a bedroom under the residence. This design approach on this lot minimizes the mass of the building compared to a two-story residence, which rises up from the existing grade. However, it also results in an expansive building footprint nearly 76 feet long on the north property line. The northern neighbor has expressed concerns regarding the impact the proposed residence will have on their south-facing windows. The proposed setback at this location is 5'-8". Staff notes that the existing front yard setback is 45'-8" and is proposed to be reduced to 15'. The Planning Commission will be able to view the story poles and netting from the northern neighbor's property during the Tour of Inspection.

Building and Roof Form: *Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms, using restraint with variations in building planes, using simple roof forms that are in proportion to the scale of the building, and roof eave lines that are low in scale.*

Staff Response: The proposed building form is an irregular U-shape. The roof form consists of front and side-facing gables pitched at 6:12. The eaves are proposed to be 18 inches. The project meets the objectives of building and roof form.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is "not a project." Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 – Project Data Table
Attachment 3 – Project Plans
Attachment 4 - Neighbor R Turley Comments

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A 1,028-SQUARE-FOOT TWO-STORY RESIDENCE AND CONSTRUCTION OF A 1,900-SQUARE-FOOT TWO-STORY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON SANTA FE STREET 4 SOUTHEAST OF 2ND AVENUE
APN 010-028-015

WHEREAS, on May 5, 2023, Adam E. Jeselnick, AIA, Architect ("Applicant") submitted an application on behalf of Keith Graham Rieken & Jee Eun Yoo TRS ("Owners") requesting approval of Track 2 Design Study application DS 23-124 (Rieken-Yoo) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District (Block 24, Lot 10); and

WHEREAS, the Applicant proposes to demolish an existing 1,028-square-foot two-story residence and construct a 1,900-square-foot two-story residence inclusive of an attached garage and associated site improvements; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on February 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the February 14, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	

4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✔	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✔	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✔	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✔	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the Concept Design Study (DS 23-124, Rieken-Yoo) for the demolition of an existing 1,028-square-foot two-story residence and construction of a 1,900-square-foot two-story residence inclusive of an attached garage and associated site improvements located on Santa Fe Street 4 southeast of 2nd Avenue (APN 010-028-015), subject to the following conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. Prior to the final details review, the required Volumetric Study shall be successfully completed. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.

2.	**Tree Removal Permit Required.** Prior to the final details review, the applicant shall obtain approval for the removal of three Monterey pine trees (no. 2, 3, & 4).
3.	**6-Foot Tree Protection Zone.** Prior to the final details review, the applicant shall eliminate all improvements within the 6-foot root protection zone of Monterey pine trees no. 5 and 6, including but not limited to foundation walls and footings.
4.	**Skylight Dimensions.** Prior to the final details review, the applicant shall provide the dimensions for the proposed skylight above the kitchen.
5.	**North Facing Windows.** Prior to the final details review, the applicant shall evaluate using skylights to bring natural light to the interior spaces or identify the glass as opaque on the window schedule.
6.	**Front Entry Door.** Prior to the final details review, the applicant shall evaluate shifting the front entry to be west-facing instead of north-facing.
7.	**Solar Study.** Prior to the final details review, the applicant shall submit a solar study that evaluates the potential impacts on the property to the north. A written analysis from a qualified professional shall accompany the study and provide a professional opinion on potential impacts, if any.
8.	**Driveway Ramp and Retaining Walls.** Prior to the final details review, the applicant shall revise the driveway to eliminate the ramp effect and the need for tall retaining walls.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

DS 23-124 (Rieken-Yoo)
February 14, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,028 SF house 200 SF parking pad 1,228 SF total	1,639 SF house 261 SF garage 1,900 total*
Site Coverage	396 SF/556 SF	395 SF impermeable	205 SF impermeable 317 SF permeable 522 SF total
Trees (Upper/Lower)	3/1	5/3	2/3
Ridge Height (1st/2nd)	18'/24'	19'-5" / 20'-9"	15'-5" / 22'-9"
Plate Height (1st/2nd)	12'/18'	10'-11" / 12'-8"	10'-6" / 19'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	45'-8"	15'
Composite Side Yard	10' (25%)	7.11'	12'-4"
Side Yard	3'	3.6' (north) 4'-6"(south @ chimney) 6'-4" (south @ residence)	3'-6" (north) 8'-10" (south)
Rear	15'/3'**	3'-2"	9'-4"

*Include bonus basement square footage of up to 100 square feet.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

Attachment 3

SHEET INDEX

ARCHITECTURAL

A0	TITLE (PROJECT DATA & SITE LOCATION)	A12	PROPOSED SECTIONS
A1	SURVEY AND TREE PROTECTION	A13	PROPOSED STREETSCAPE ELEVATIONS
A2	EXISTING SITE PLAN	A14	PROPOSED WINDOW & DOOR SCHEDULES
A3	PROPOSED SITE PLAN		
A4	EXISTING FLOOR PLANS	A15	PROPOSED MATERIALS
A5	PROPOSED UPPER LEVEL FLOOR PLAN	A16	PROPOSED 3D VIEWS
A6	PROPOSED LOWER LEVEL FLOOR PLAN		
A7	EXISTING ROOF PLAN	**CIVIL**	
A8	PROPOSED ROOF PLAN	C1	COVER SHEET
A9	EXISTING ELEVATIONS	C2	GRADING AND DRAINAGE PLAN
A10	PROPOSED ELEVATIONS	C3	GRADING SECTIONS & DETAILS
A11	PROPOSED ELEVATIONS	C4	UTILITY PLAN

EXISTING SITE PHOTOGRAPHS

EXISTING FRONT ELEVATION

PROJECT DATA

SCOPE OF WORK: DEMOLITION OF EXISTING SINGLE FAMILY DWELLING; AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	2 PINE TREES
GRADING:	5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE		**4,000 SF**
MAX. ALLOWABLE FLOOR AREA	=	1,800 SF
BASEMENT BONUS	=	100 SF
TOTAL	**=**	**1,900 SF**
MAX. ALLOWABLE SITE COVERAGE	=	396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) FIRST FLOOR	903 SF
(E) SECOND FLOOR	125 SF
TOTAL, (E)	**1,028 SF**
(25.67% OUT OF TOTAL LOT AREA)	
EXISTING HOUSE TO BE DEMOLISHED	
PROPOSED	
(P) HOUSE - UPPER FLOOR	1,391 SF
(P) HOUSE - LOWER FLOOR	248 SF
(P) GARAGE	261 SF
TOTAL, (P)	**1,900 SF**
(47.50% OUT OF TOTAL LOT AREA)	
(INCLUDES 100 SF BASEMENT BONUS)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) CONCRETE PATIO	380 SF	IMPERMEABLE
(E) STEPS	15 SF	IMPERMEABLE
TOTAL, (E)	**395 SF**	
ALL EXISTING SITE COVERAGE TO BE DEMOLISHED		
PROPOSED		
(P) CONC. TERRACE	77 SF	IMPERMEABLE
(P) STEPPING STONES	31 SF	IMPERMEABLE
(P) STONE TILE LANDINGS	97 SF	IMPERMEABLE
(P) CONC. PAVERS STRIPS DRIVEWAY	99 SF	PERMEABLE
(P) CONC. PAVERS STRIPS PATIO	218 SF	PERMEABLE
TOTAL, (P)	**522 SF**	(60% PERMEABLE)

PROJECT DATA

ADDRESS:	SANTA FE 4 S/E OF 2ND AVENUE CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-028-015
ZONING:	**R-1**

OWNER:	**KEITH RIEKEN AND JEE EUN YOO** **SANTA FE STREET 4 S/E 2ND AVE** **CARMEL, CA 93921**
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	POLARIS LAND SURVEYING P.O. BOX 1378 CARMEL VALLEY , CA 93924 PHONE: 831-659-9654

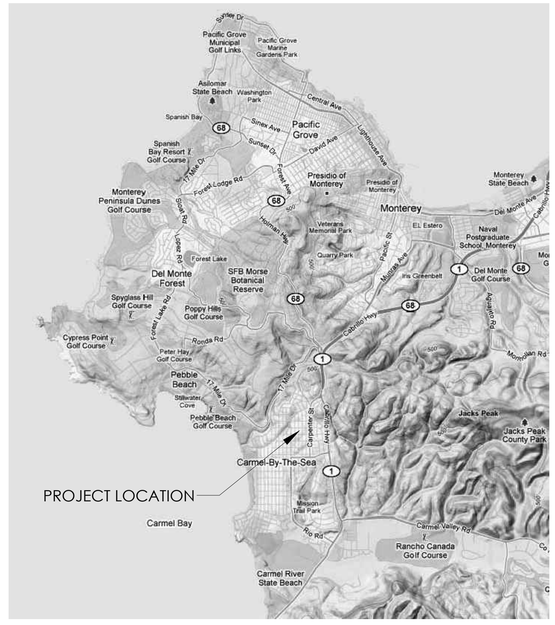
SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - WEST	45'-7 1/2"	15'-0"	15'-0"
SIDE - NORTH	3'-5 1/2"	3'-6"	3'-0"
BACK- EAST	3'-1 3/4"	9'-4"	15'-0" / 3'-0"
SIDE - SOUTH	5'-6"	7'-8"	3'-0"

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 13'-4" (33.3% OF 40'-0")

HEIGHTS

LEVEL	EXISTING	PROPOSED	REQUIRED
PLATE	12'-7 3/4"	12'-0"	18'-0"
RIDGE	20'-9"	16'-10 1/2"	24'-0"



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

TRACK 2 DESIGN APPROVAL SET

TITLE SHEET

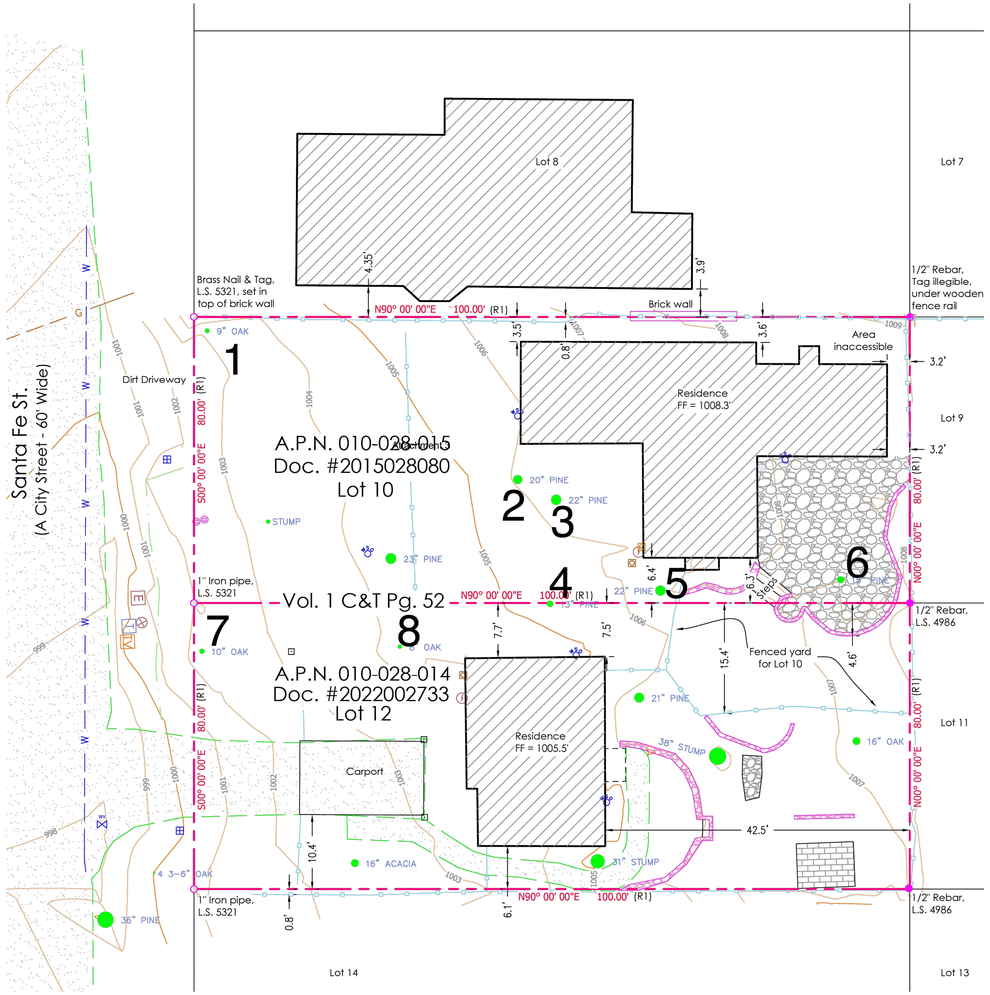
1/9/2024

N.T.S.

A0

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT, AS NOTED
- SEWER CLEANOUT
- DRAIN INLET
- WATER VALVE
- WATER METER
- HOSE BIB
- ELECTRIC METER
- ELECTRIC VAULT
- UTILITY POLE
- GAS METER
- TELEPHONE VAULT
- COMMUNICATION SERVICE
- CABLE TV VAULT
- POST
- TREE, TYPE AND DIAMETER SPECIFIED
- BENCHMARK
- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- GAS LINE MARKINGS
- SANITARY SEWER MARKINGS
- WATER LINE MARKINGS
- ASPHALT
- BUILDING
- STONE
- STONE WALL
- R1 RECORD DATA PER VOL. 1 -CITIES & TOWNS- PG. 52



1 TOPOGRAPHICAL SITE SURVEY
SCALE: N.T.S.

N

Significant Tree Evaluation Worksheet

APN: 010-028-015-000
Street Location: Santa Fe 4 SE of 2nd
Planner: S. Nathan
City Forester: Justin Ono
Property Owner: Reiken
Recommended Tree Density: 3 upper 1 lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X	X	X	X	X	X							

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	MP	MP	MP	MP	MP	CO	CO							
YES	x	x	x	x	x	x	x	x							
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	X	X	X	X	X	X	X							
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2	2	2							

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	8	5	4	4	6	6	8	8							

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x		x	x	x	x							
NO				x											

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x				x	x	x	x							
MOD SIGNIF		x	x	x											
NOT SIGNIF															

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	1	1	1	1	2	2							

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	1	1	2	2	2	2							

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	0	0	1	1	2	2							

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	6	6	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	10	10	8	10	8	8	8							

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

SURVEY AND TREE REPORT

1/9/2024

1" = 10' - 0"

A1

TRACK 2 DESIGN APPROVAL SET

SANTA FE STREET

NEIGHBORING RESIDENCE

PROPERTY LINE 100'-0"

PROPERTY LINE 40'-0"

(E) 9" OAK
#1

(E) FENCE

(E) BRICK WALL

(E) 2ND FLOOR
125 SF

(E) 1ST FLOOR
903 SF

(E) 20" PINE
#2

(E) 22" PINE
#3

(E) 13" PINE
#4

(E) 22" PINE
#5

(E) 15" PINE
#6

(E) CONCRETE PATIO
380 SF IMPERM.

(E) CHIMNEY

(E) RETAINING WALL

(E) STEPS
15 SF IMPERM.

FRONT SETBACK 15'-0"

REAR SETBACK 30'-0"

SIDE SETBACK 3'-0"

45'-7½"

51'-0¾"

30'-2½"

17'-2"

22'-3"

(E) 10" OAK
#7

(E) 8" OAK
#8

NEIGHBORING RESIDENCE

NOTE: PINE TREES **#2**, **#3**, **#4** TO BE REMOVED.

1 EXISTING SITE PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

Attachment 3

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING SITE PLAN

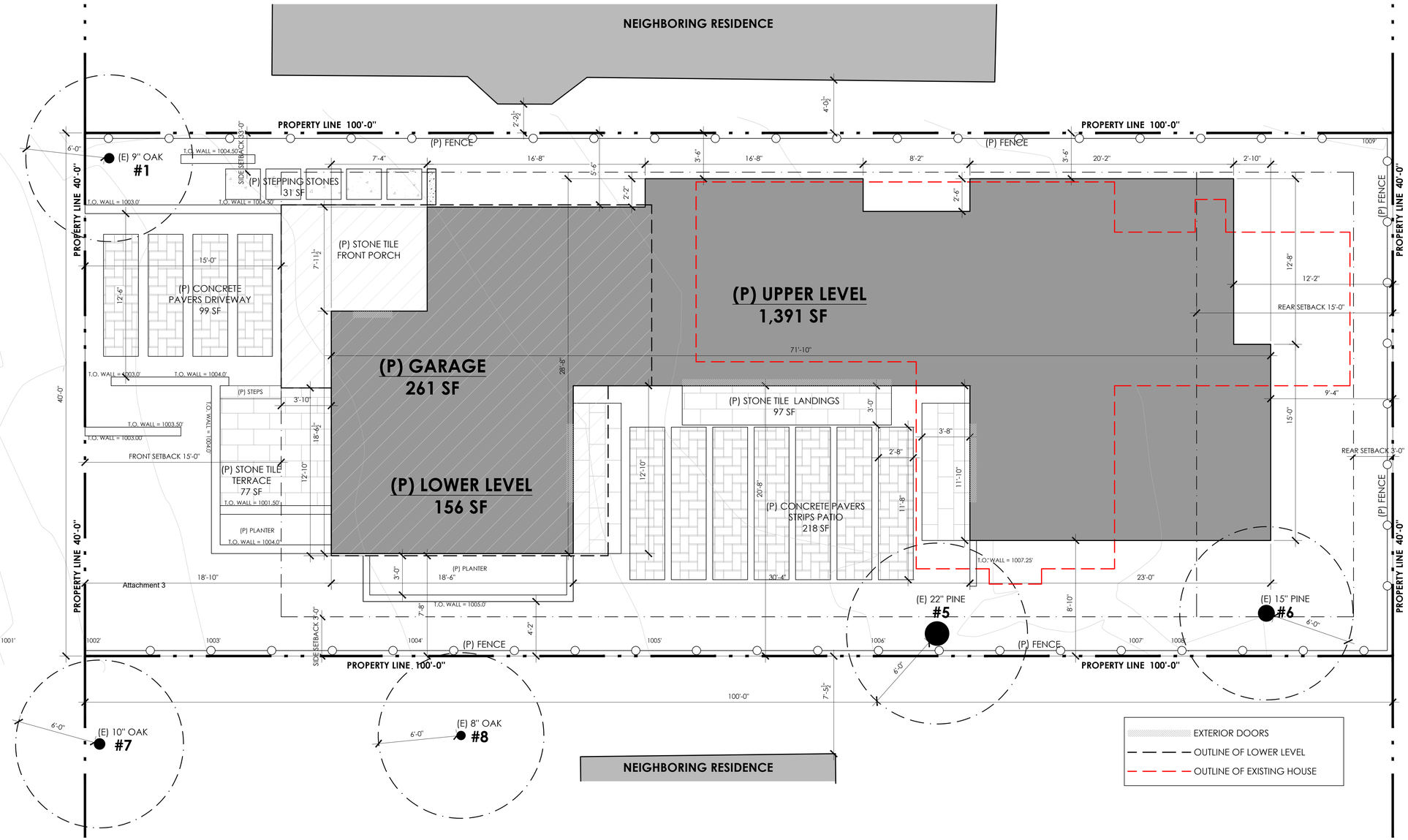
1/9/2024

1/4" = 1'-0"

A2

TRACK 2 DESIGN APPROVAL SET

SANTA FE STREET



1 PROPOSED SITE PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

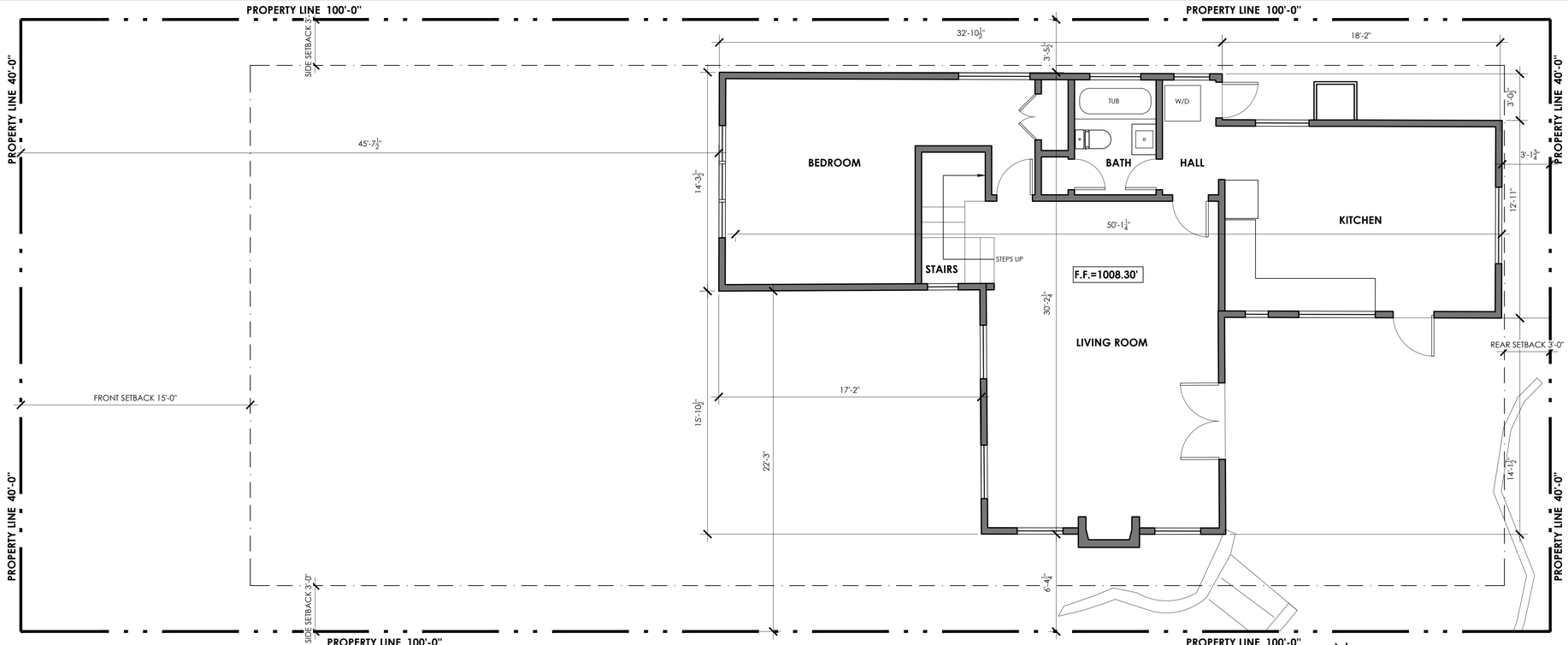
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED SITE PLAN

1/9/2024

1/4" = 1'-0"

A3

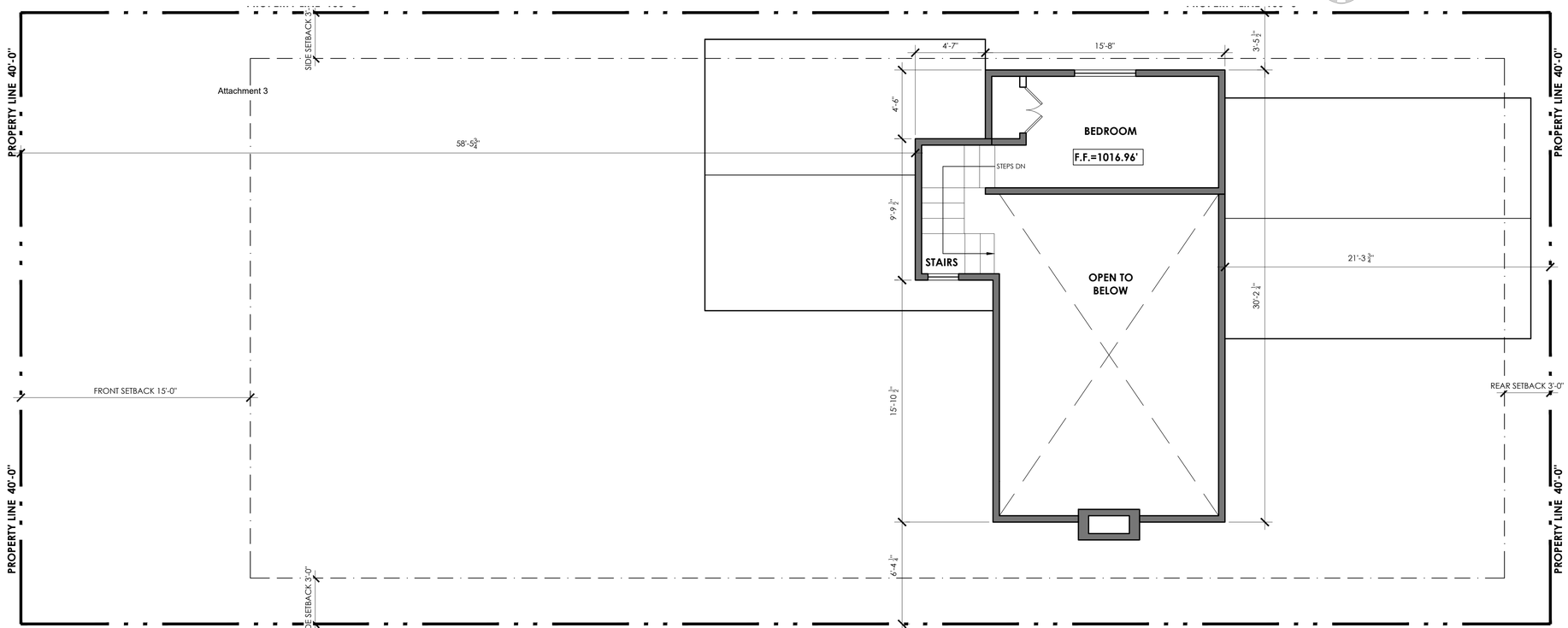


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

NOTE: HOUSE TO BE DEMOLISHED



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

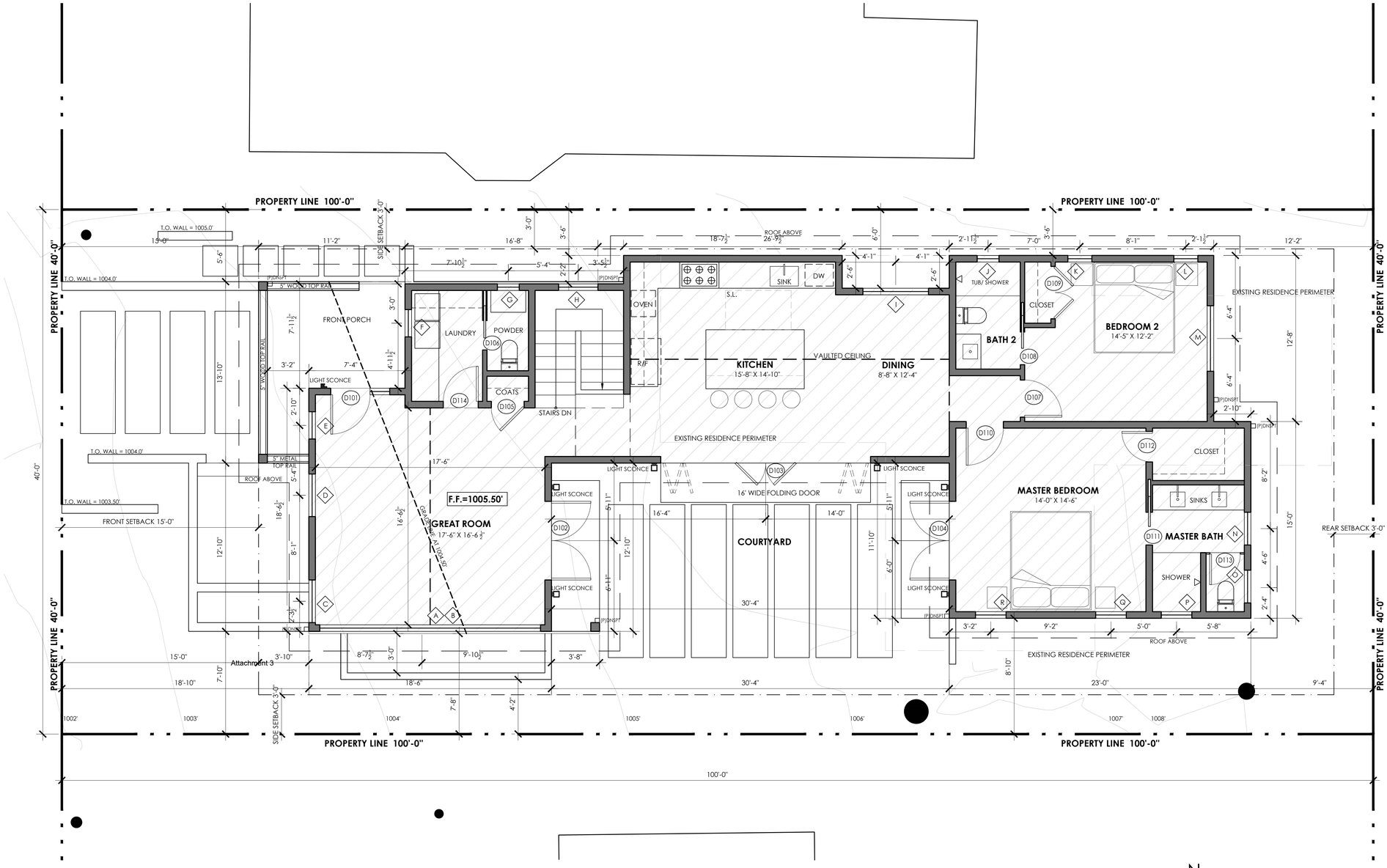
EXISTING
FLOOR PLANS

1/9/2024

1/4" = 1'-0"

A4

TRACK 2 DESIGN APPROVAL SET

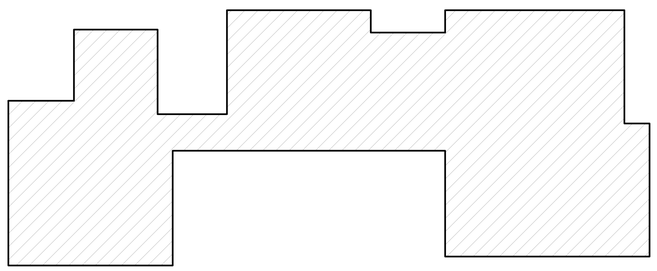


1 PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: 1/4" =1'-0"

N

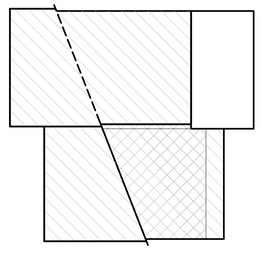
1' 2' 4' 8'



UPPER FLOOR

1,391 SF

(STAIRS EXCLUDED)



LOWER FLOOR

GARAGE 261 SF

BEDROOM 114 SF

BATH & CLOSET 25 SF

(STAIRS EXCLUDED)

TOTAL 400 SF

BASEMENT

9 SF

(INCLUDES 100 SF BONUS)

2 SQUARE FOOTAGE DIAGRAMS

SCALE: 1/8" =1'-0"

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE

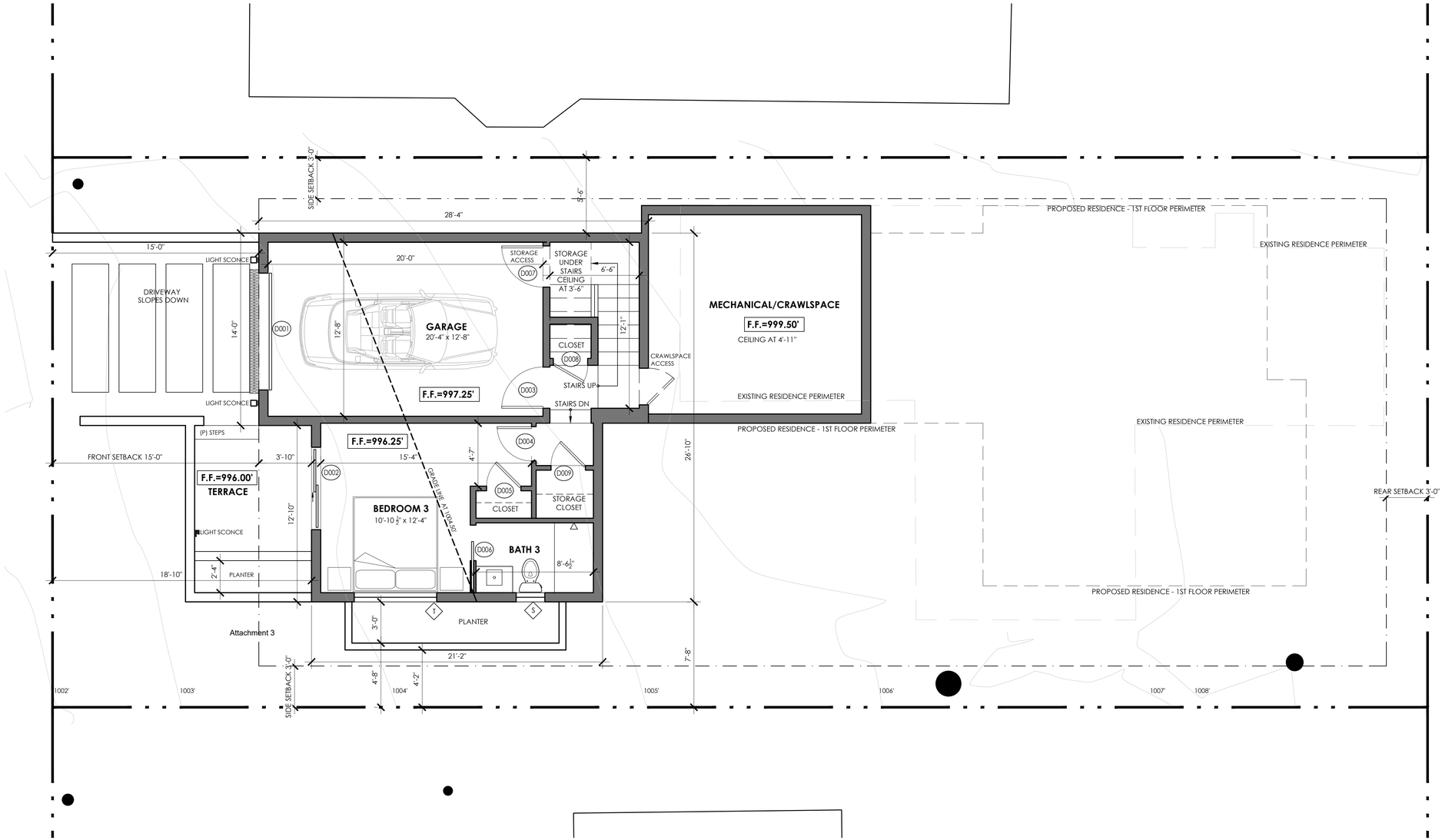
CARMEL, CALIFORNIA 93921

UPPER LEVEL FLOOR PLAN

1/9/2024

1/4" = 1'-0"

A5

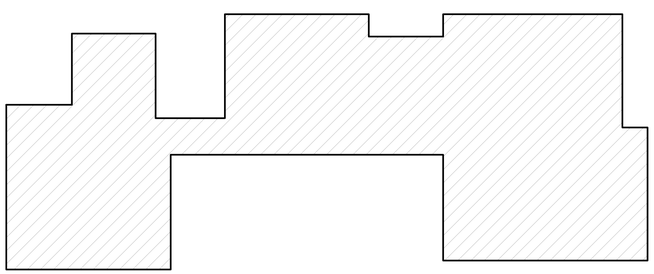


1 PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1/4" =1'-0"

N

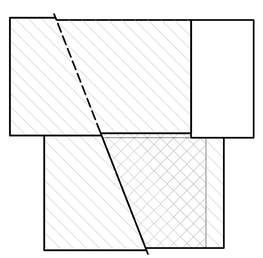
1' 2' 4' 8'



UPPER FLOOR

1,391 SF

(STAIRS EXCLUDED)



LOWER FLOOR

GARAGE 261 SF

BEDROOM 114 SF

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(STAIRS EXCLUDED)

TOTAL 400 SF

BASEMENT

9 SF

(INCLUDES 100 SF BONUS)

2 SQUARE FOOTAGE DIAGRAMS

SCALE: 1/8" =1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

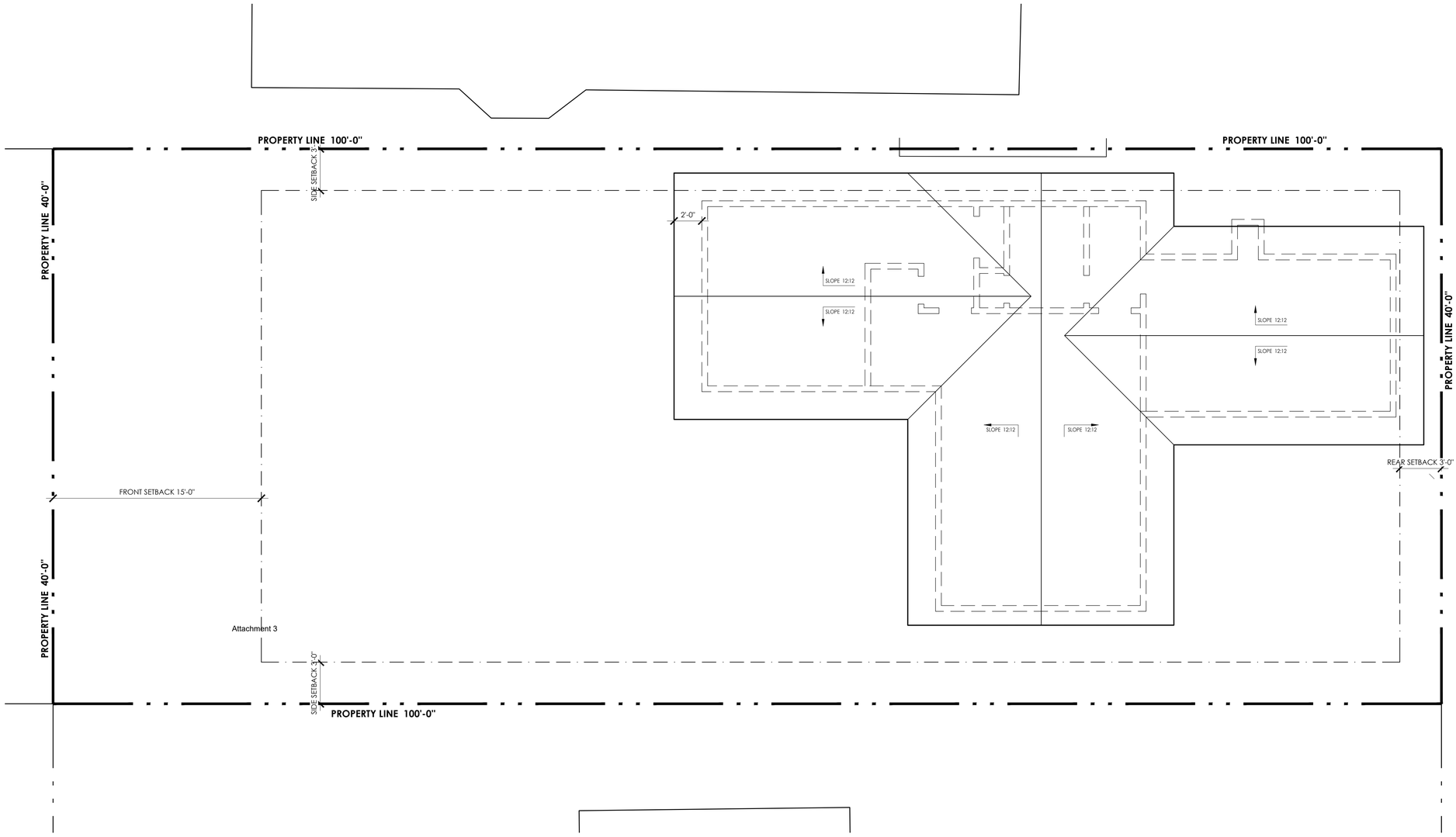
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

LOWER LEVEL FLOOR PLAN

1/9/2024

1/4" = 1'-0"

A6



1 EXISTING ROOF PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

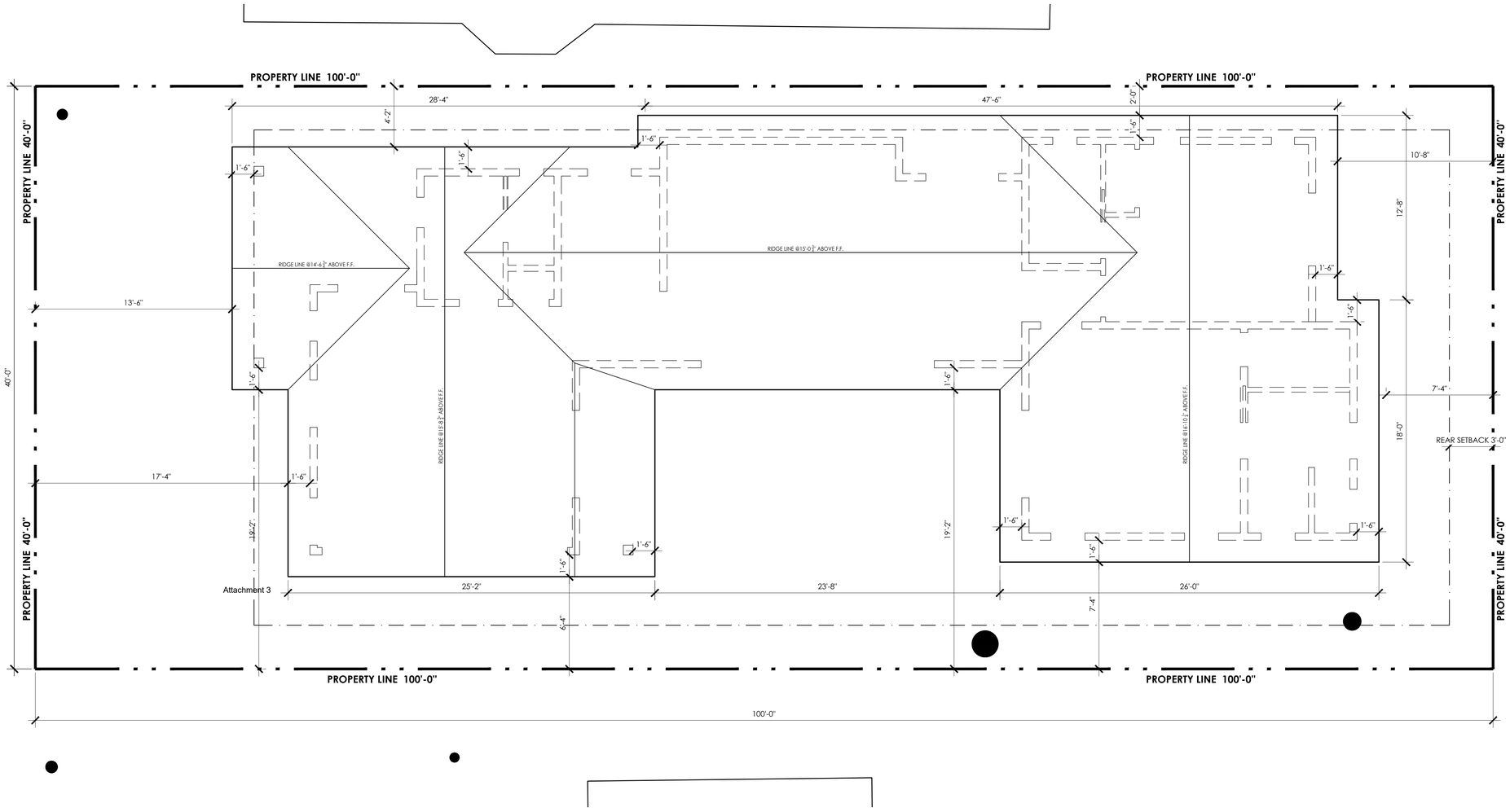
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING ROOF PLAN

1/9/2024

1/4" = 1'-0"

A7



1 PROPOSED ROOF PLAN

SCALE: 1/4" =1'-0"

1" 2" 4" 8"

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE

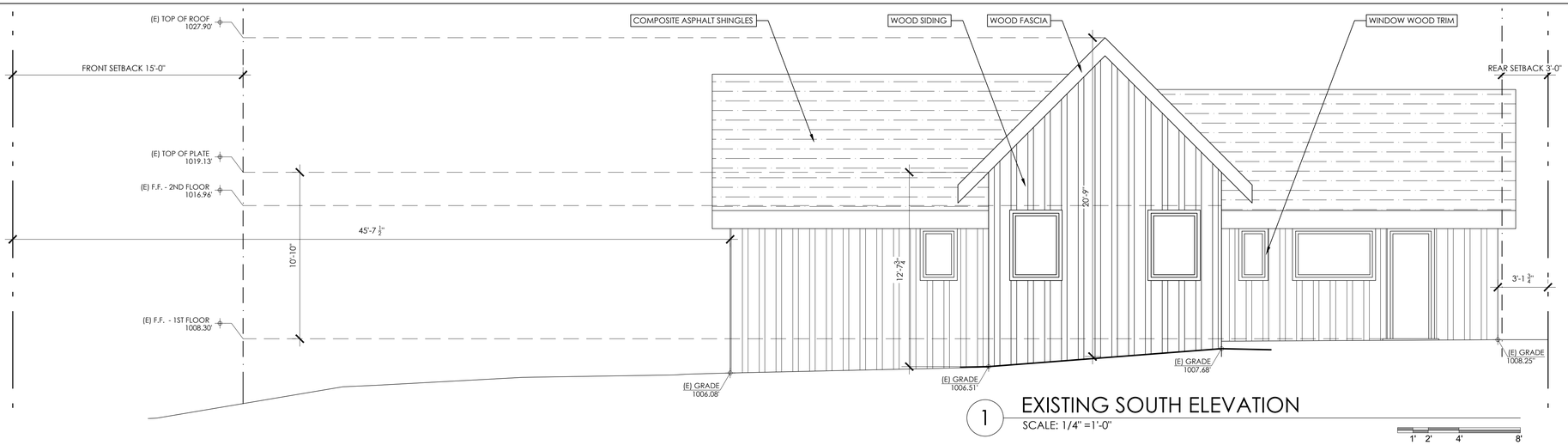
CARMEL, CALIFORNIA 93921

PROPOSED ROOF PLAN

1/9/2024

1/4" = 1'-0"

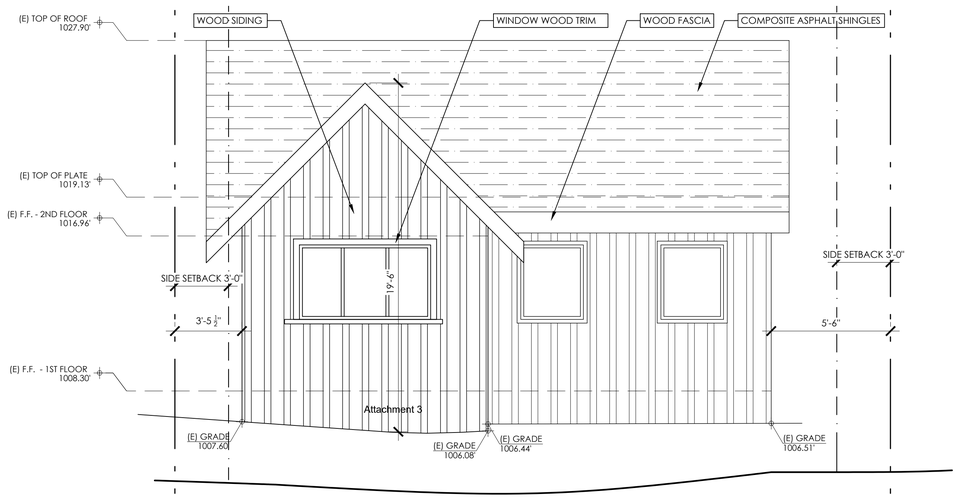
A8



1 EXISTING SOUTH ELEVATION

SCALE: 1/4" =1'-0"

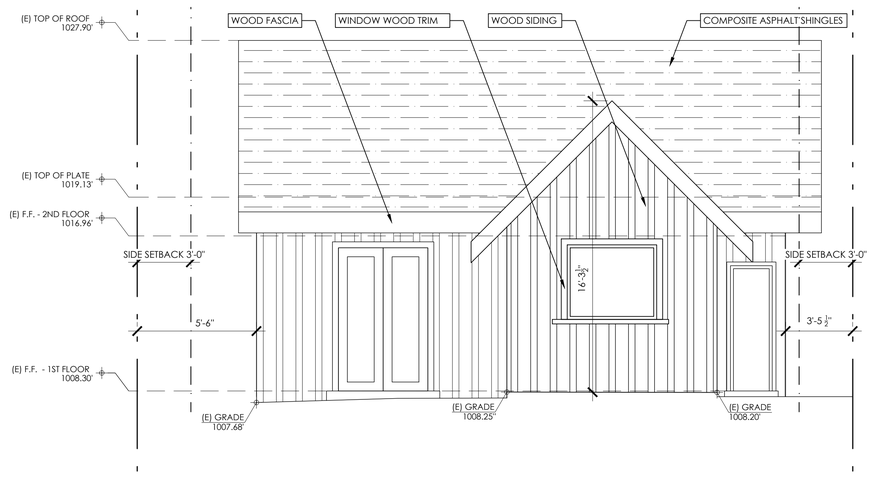
1' 2' 4' 8'



2 EXISTING WEST ELEVATION

SCALE: 1/4" =1'-0"

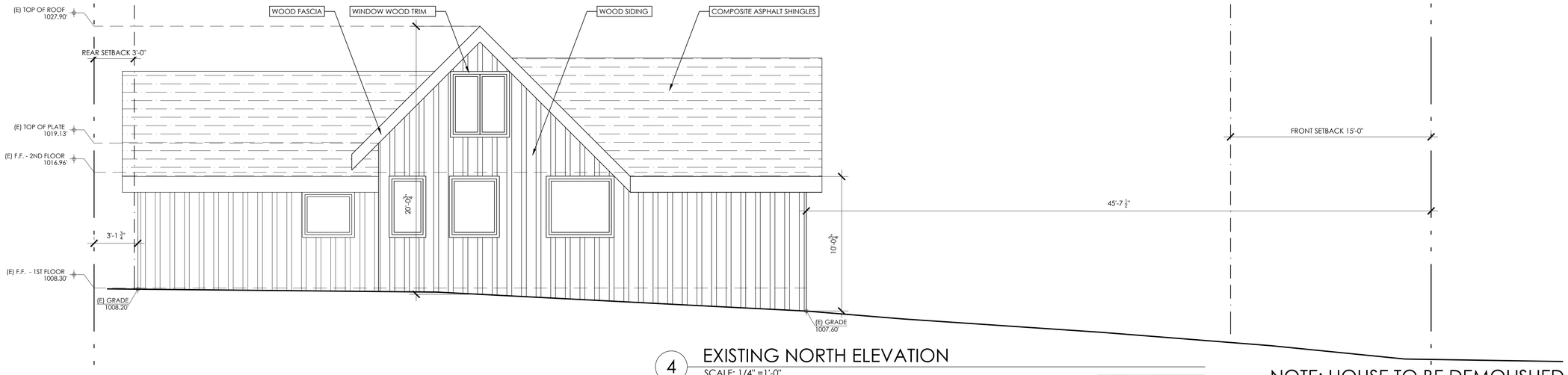
1' 2' 4' 8'



3 EXISTING EAST ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'



4 EXISTING NORTH ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'

NOTE: HOUSE TO BE DEMOLISHED

Attachment 3

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

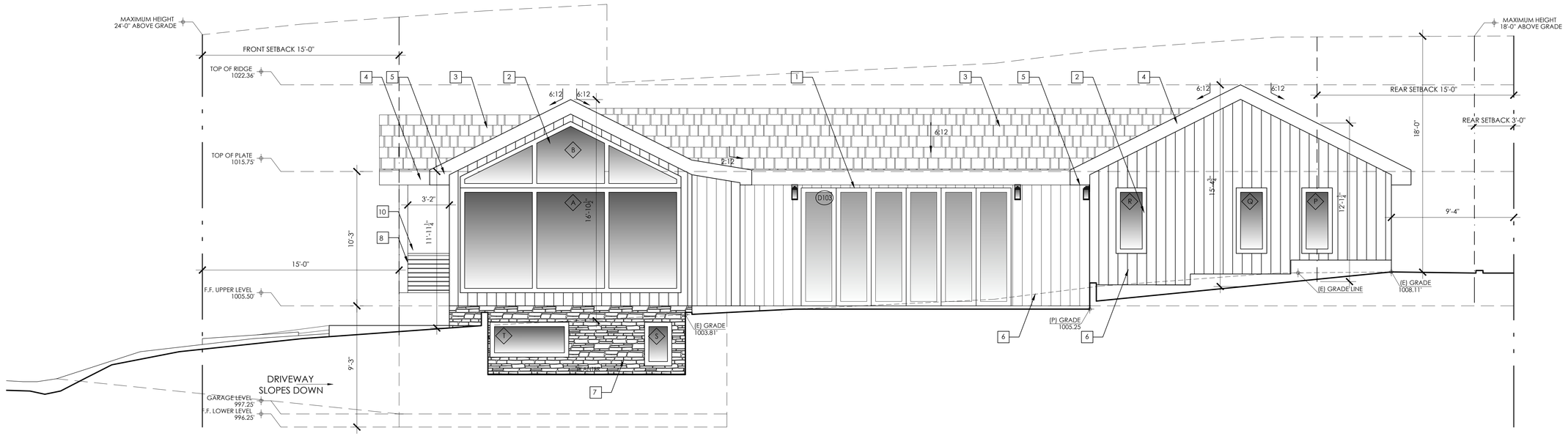
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING ELEVATIONS

1/9/2024

1/4" = 1'-0"

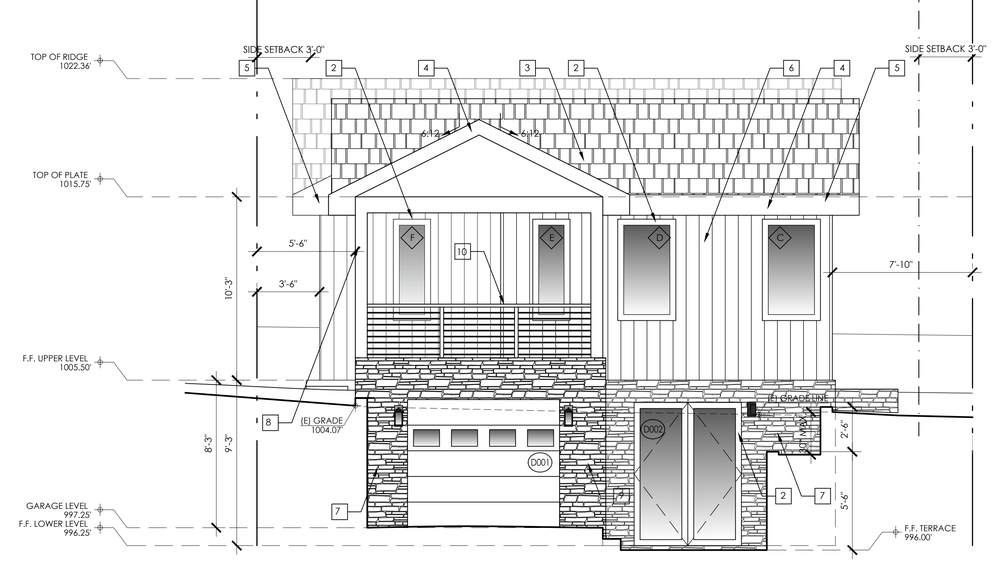
A9



1 PROPOSED SOUTH ELEVATION

SCALE: 1/4" =1'-0"

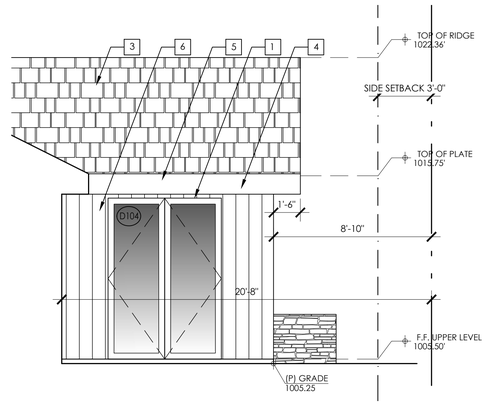
1' 2' 4' 8'



2 PROPOSED WEST ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'



3 PROPOSED COURTYARD WEST ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'

KEYNOTES

1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	WOOD SIDING. VERTICAL T:G. RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS TRIM.
9	BOARD-FORMED CONCRETE
10	PAINTED METAL RAILING

Attachment 3

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

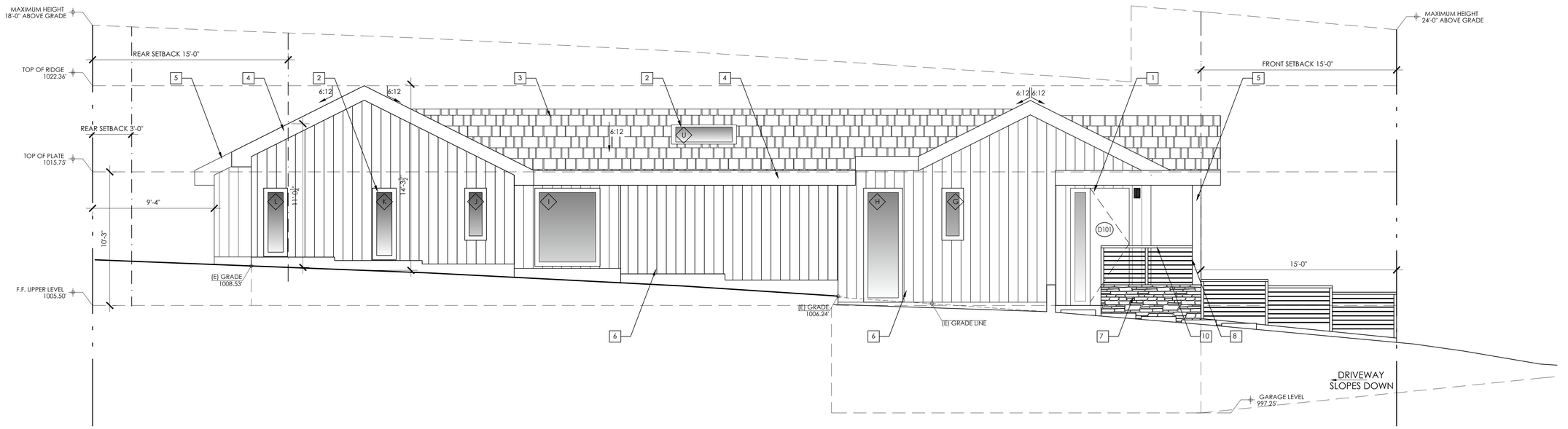
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ELEVATIONS

1/9/2024

1/4" = 1'-0"

A10



1 PROPOSED NORTH ELEVATION

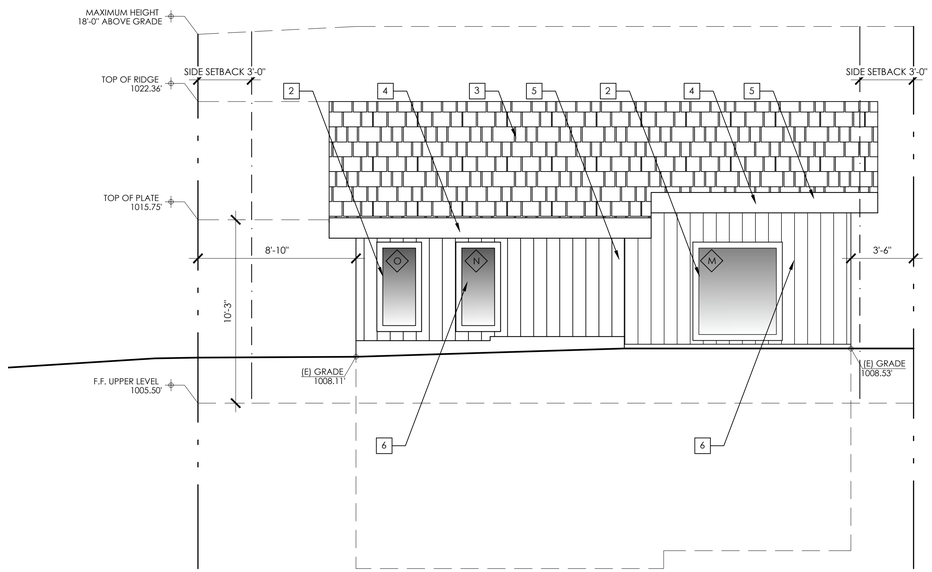
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

KEYNOTES

1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	WOOD SIDING. VERTICAL T:G. RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS TRIM.
9	BOARD-FORMED CONCRETE
10	PAINTED METAL RAILING

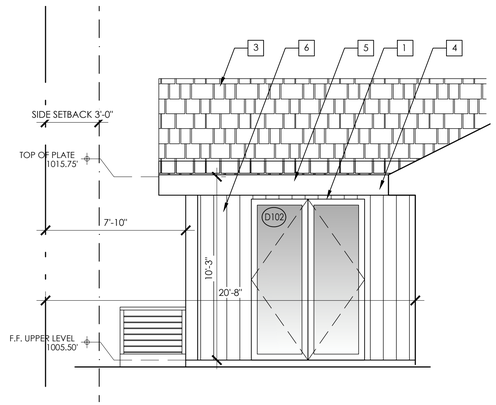
Attachment 3



2 PROPOSED EAST ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'



3 PROPOSED COURTYARD EAST ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

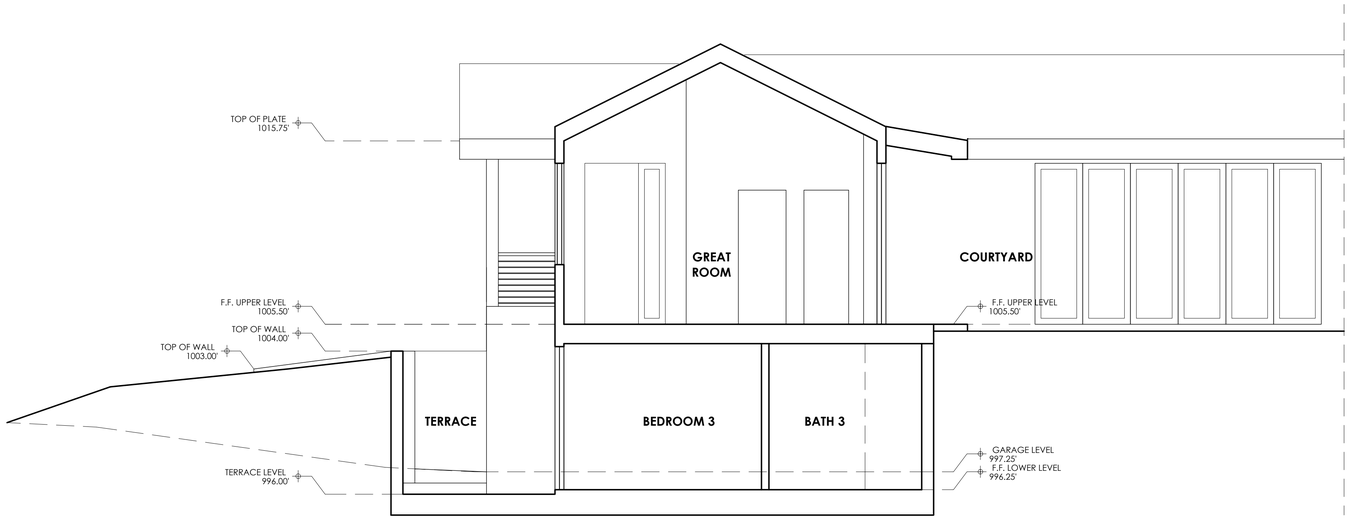
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ELEVATIONS

1/9/2024

1/4" = 1'-0"

A11

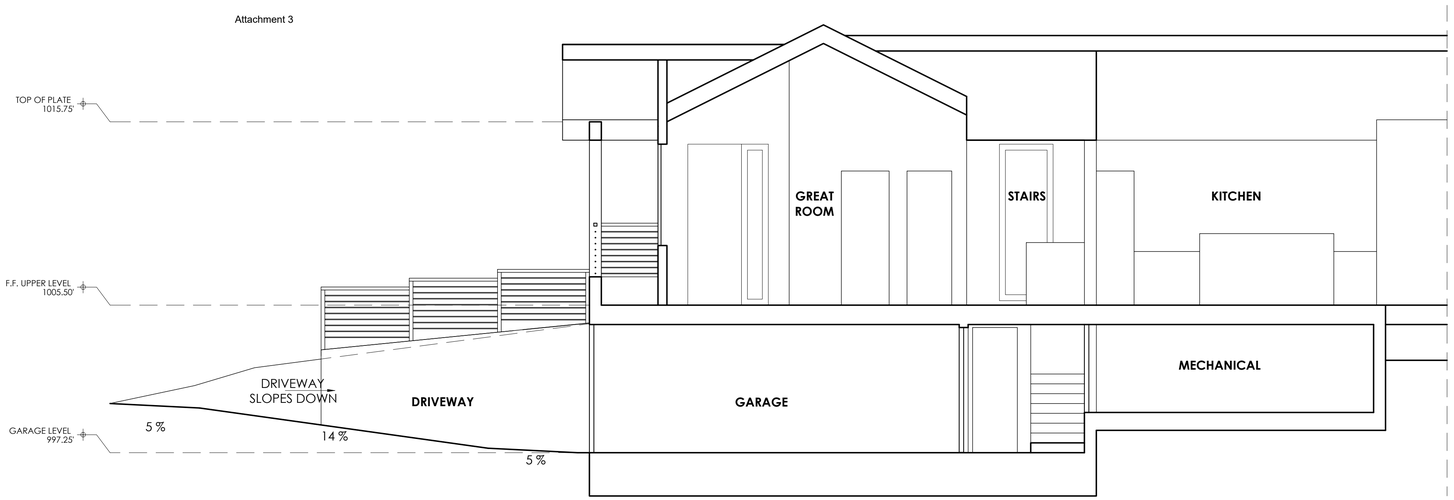


1 SECTION THROUGH BEDROOM 3 LOOKING NORTH

SCALE: 1/4" =1'-0"

1' 2' 4' 8'

Attachment 3



2 SECTION THROUGH GARAGE LOOKING NORTH

SCALE: 1/4" =1'-0"

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

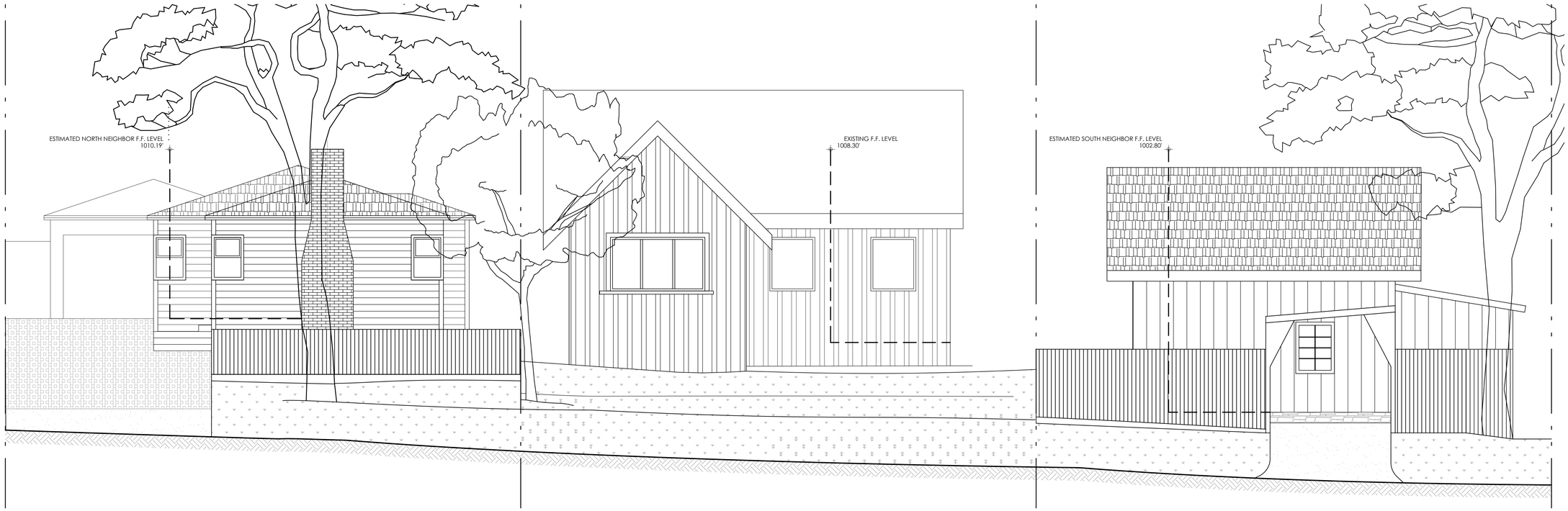
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

SECTIONS

1/9/2024

3/16" = 1'-0"

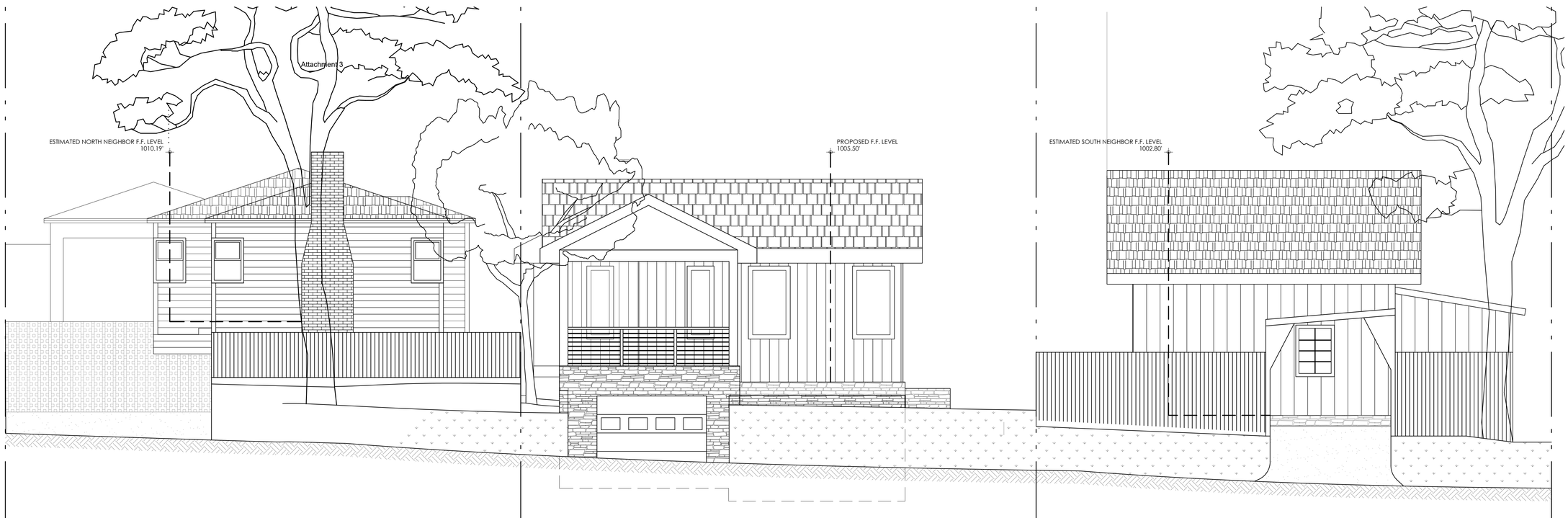
A12



1 EXISTING STREETSCAPE ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'



2 PROPOSED STREETSCAPE ELEVATION

SCALE: 1/4" =1'-0"

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

STREETSCAPE ELEVATIONS

1/9/2024

3/16" = 1'-0"

A13

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
	LOWER LEVEL / BASEMENT						
	001	8'-6" X 7'-2"	10	2"	LHRH		ROLL UP GARAGE DOOR
	002	6'-0" X 8'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS
	003	3'-0" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	004	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	005	2'-6" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	006	2'-4" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	007	3'-0" X 3'-6"	6	1 3/4"	RH		CLOSET WOOD DOOR
	008	2'-6" X 7'-0"	6	1 3/4"	RH		CLOSET WOOD DOOR
	009	2'-6" X 7'-0"	6	1 3/4"	RH		CLOSET WOOD DOOR
	UPPER LEVEL						
	101	3'-0" X 9'-0" + 1'-6" SIDE LIGHT	1	2"	RH		ENTRY DOOR
	102	6'-0" X 9'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS
	103	16'-0" X 9'-0" (6 DOORS; 2'-8" EACH	3	2"	LHRH		FOLDING DOORS
	104	6'-0" X 9'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS
	105	2'-6" X 7'-0"	6	1 3/4"	LH		CLOSET WOOD DOOR
	106	2'-3" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	107	2'-10" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	108	2'-6" X 7'-0"	7	1 3/4"	RH		POCKET DOOR
	109	4'-0" X 7'-0" (DOUBLE; 2'-0" EACH)	6	1 3/4"	LHRH		CLOSET WOOD DOOR
	110	2'-10" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	111	2'-6" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	112	2'-4" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	113	2'-4" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	114	2'-8" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR

	DOOR TYPE LEGEND	**HARDWARE TYPE LEGEND**
TYPE 1	ENTRY DOOR, WOOD	TYPE 1: --.
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD	
TYPE 3	EXTERIOR FOLDING DOORS.WOOD.	TYPE 2: --.
TYPE 4	FRENCH DOORS. FULL LITE GLASS W / SIDE LITES. WOOD.	TYPE 3: --.
TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.	
TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED	
TYPE 7	POCKET DOOR, MDF, PRIMED	
TYPE 8	GLASS INTERIOR DOOR	
TYPE 9	INTERIOR BARN DOOR	
TYPE 10	GARAGE DOOR	
TYPE 11	INTERIOR SLIDING DOORS	
TYPE 10	PARTITION DOOR	

Attachment 3

1 PROPOSED DOOR SCHEDULE

RIEKEN RESIDENCE - WINDOW SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		UPPER LEVEL				
	A	16'-10" x 8'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	B	16'-10" x RAKED 0'-10 1/2" TO 5'-1"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	C	3'-3" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	D	3'-3" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	E	2'-1" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	F	2'-1" x 5'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	G	1'-8" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	H	3'-0" x 8'-9"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	I	5'-0" x 6'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	J	1'-8" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	K	1'-10" x 5'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	L	1'-10" x 5'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	M	5'-0" x 5'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	N	2'-6" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	O	2'-6" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	P	2'-4" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	Q	2'-4" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	R	2'-4" x 5'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
		LOWER LEVEL / BASEMENT				
	S	2'-1" x 3'-4"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	T	6'-0" x 2'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED

2 PROPOSED WINDOW SCHEDULE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

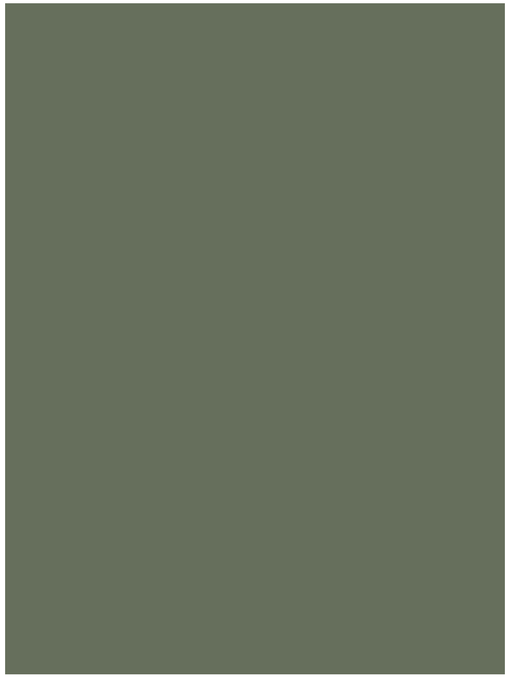
PROPOSED SCHEDULES

1/9/2024

N.T.S.

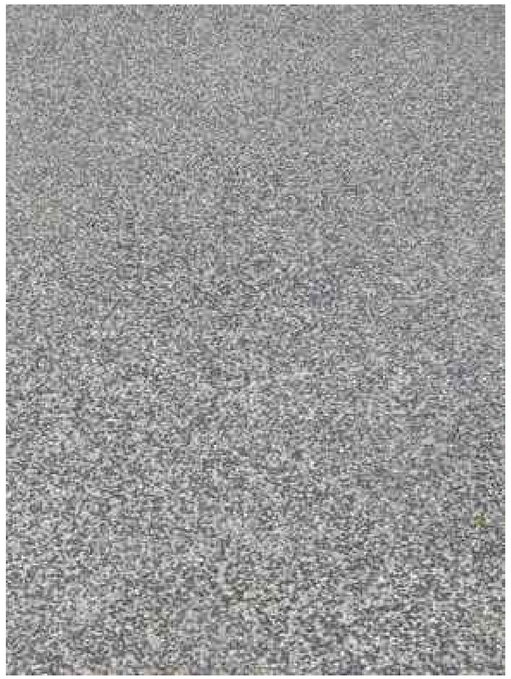
A14

TRACK 2 DESIGN APPROVAL SET



1 DOORS AND WINDOWS
KOLBE - ALUMINUM-CLAD WOOD VISTA LUXE COLLECTION COLOR BASIL

2 ROOF
CALIFORNIA SLATE COMPANY - BURGUNDY SLATE



3 DRIVEWAY AND PATIOS
AGGREGATE CONCRETE

4 OUTDOOR WALL SCONCE
WAC LIGHTING - AMHERST 14". COLOR: BLACK.

5 VERTICAL WOODSIDING
RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK

6 STONE
SBI MATERIALS - BUFF LUEDERS LEDGESTONE

7 SOFFIT
DELTA WOODWORKS - MOJAVE THERMAL DOUGLAS FIR VG SMOOTH MATAGORDA

8 OUTDOOR WALL LIGHT
VISUAL COMFORT MODERN - NATE 9.1". COLOR: GRAPHITE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED MATERIALS

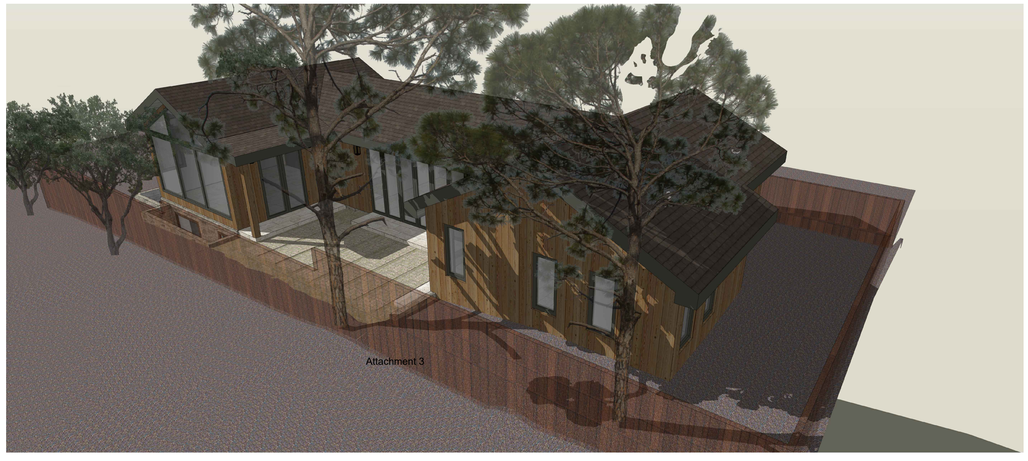
1/9/2024

N.T.S.

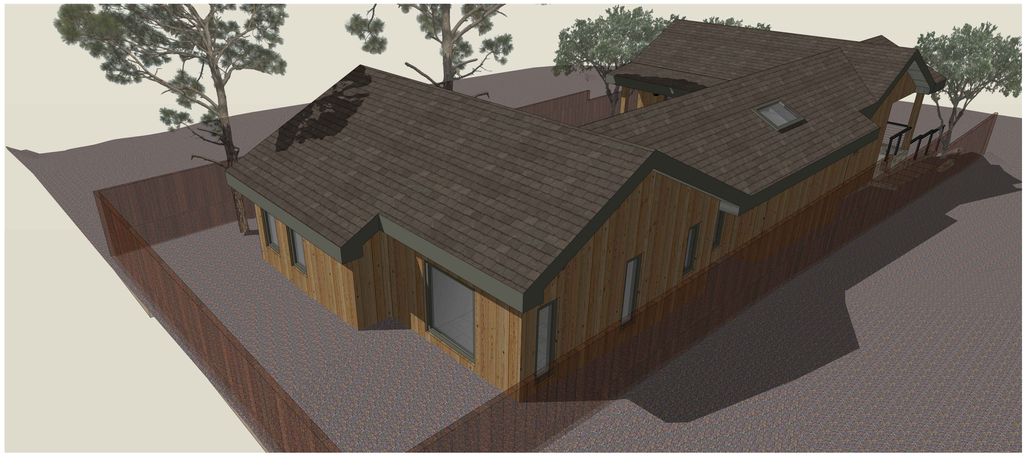
A15

1 STREET VIEW
NORTH - WEST FACADES

2 STREET VIEW
SOUTH - WEST FACADES



3 GENERAL VIEW
SOUTH - EAST FACADES



4 GENERAL VIEW
NORTH - EAST FACADES

5 EYE VIEW
ENTRY AND TERRACE

6 GENERAL VIEW
ENTRY PORCH

Attachment 3

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED VIEWS

1/9/2024

N.T.S.

A16

January 2, 2024

To: Marnie R. Waffle, AICP
Principal Planner
City of Carmel-by-the-Sea
Community Planning & Building Department
P.O. Box CC, Carmel-by-the-Sea, CA 93921
(831) 620-2057

From: Randy Turley
Property Owner
Santa Fe 3SE of 2nd Ave.
Carmel, CA 93921

Re: Objections to Rieken-Yoo Project
DS 23-125 (Rieken-Yoo)
Project Plans 10.18.23

Dear Ms. Waffle:

I am writhing this letter to document my concerns and objections to my next-door neighbor's construction plans. My objections can be summarized as follows:

1. If this house is allowed to be built as currently designed there will be a significant reduction of my sunset views and Monterey pine upper-canopy views from 2 rooms in my house.
2. The removal of 2 significant Monterey Pine trees should not be approved because this project does not meet any of the conditions necessary to remove a significant tree in Carmel.
3. If this house is allowed to be built as currently designed there could be a significant reduction of sunlight into one of my bedrooms.
4. If this house is allowed to be built as currently designed there could be a significant reduction of available sunlight to my roof that would be needed for any future solar panels installed on my southern roofline.

Significant Reduction Of Views – My property is immediately north of and adjacent to the Rieken-Yoo project. There are three rooms in my house that are

on the south side of the house and adjacent to the new construction. They are the back bedroom, the forward bedroom, and the living room. The 2 rooms that will have significantly reduced views are the forward bedroom and the living room. I would invite the Planners to visit my house to see for themselves the amount of view reduction due to the construction of the Rieken-Yoo project.

Additionally, the plans include a private "Front Porch" (see Plan Sheet A5) that will be built on the northwestern side of the new house and that new Front Porch sits immediately adjacent to, and at the same level of, my living room and bedroom window, which will allow anyone on the porch to peer into these two rooms (ref. Plan sheet AO, "Existing Site Photographs" lower left corner). This location of the private Front Porch provides the ongoing opportunity for a significant invasion of our privacy.

Removal of trees deemed "Significant" – The severe storms that hit the Carmel area earlier in the year resulted in 4 Monterey pines that had to be removed from Santa Fe Street between 2nd and 3rd Ave. The removal of these trees resulted in a significant reduction in the upper-canopy views available to the local residents, and to me personally. Allowing the removal of 2 more Monterey pines, as required by the new Rieken-Yoo construction, will not only violate Carmel's Ordinance 17.48.070, but will also significantly reduce the views and local cultural significance afforded by the Monterey Pines' upper canopy to local residents.

According to the Rieken-Yoo plans, they are planning on removing 2 "significant" Monterey Pine trees (identified as tree #2 and tree #3 on the plans and identified as significant on the plans) and according to Carmel's Ordinance 17.48.070 (B)(2)a through d - FINDINGS REQUIRED FOR SIGNIFICANT TREES, there are 4 requirements that have to be met before these 2 significant trees can be removed and none of the 4 required conditions are met by the Rieken-Yoo project. Therefore, I request that the Beach Commission disallow the removal of these 2 trees. Below is a copy of that Ordinance.

CARMEL ORDINANCE:

(The Carmel-by-the-Sea Municipal Code is current through Ordinance 2023-05, passed July 11, 2023.)

17.48.070 Findings Required for Significant Trees.

A. Not Related to Construction. When not related to construction or development, removal of significant trees is prohibited unless authorized by the Forest and Beach Commission consistent with the following finding:

1. That the tree is causing substantial damage to a building that cannot readily be repaired or alleviated on a long-term basis, through minor reasonable building modifications.

B. Related to Construction. Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:

1. That removal of the tree is required to protect public health or safety; or

2. That the following four conditions exist:

> **a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site , and**

b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and

c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

Reduction of Sunlight – As can be seen by the story poles installed for the project, the new building will reduce the amount of sunlight available to the forward bedroom and to the roof which may significantly reduce the solar production capability of any solar panels installed on the roof in the future.

In summary I am requesting that:

1. The Planning Commission visit my property to see firsthand the proposed construction outline and how its size and location negatively affect my property

2. The Planning Commission disallow the construction of the Rieken-Yoo project as currently proposed due to it causing a significant decrease in available views from my forward bedroom and living room.

3. The Beach Commission disallow the removal of the two significant trees #2 and #3 as currently proposed.

4. The Planning Commission require the applicant to quantify the reduction of light to the rooms and to the roof.

Regards,

Randy Turley
Carmel Resident

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

February 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-191 (Nute):** Consideration of a revised Concept Design Study, DS 22-191 (Nute), for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a new 1,578-square-foot two-story residence, and a 219-square-foot detached garage located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-029-019-000.

Application: DS 22-191 (Nute) **APN:** 010-023-008-000
Block:41 **Lot:**19
Location: Northwest Corner of Carpenter Street and 4th Avenue
Applicant: Lewis Builders, Designer/Builder **Property Owner:** Torrie C & Antonette M Nute

Executive Summary:

The proposed project is demolishing more than 50 percent of the exterior walls of a one-story single-family residence, the full demolition and reconstruction of a detached garage, and the construction of a two-story single-family residence on a 4,000-square-foot corner lot. Neighbor concerns on prior versions of the concept design included view and solar impacts (access to natural light). The property was found to be ineligible for the Carmel Historic Inventory on February 1, 2022. One Coast live oak tree is proposed for removal. The project was considered at two previous concept hearings and was continued by the Planning Commission with direction to the applicant to make design changes. The applicant has returned with a new two-story design that responds to the previous concerns raised.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the revised Concept Design Study for the demolition of more than 50 percent of the walls of a 1,109-square-foot one-story residence and the demolition of a 252-square-foot detached garage and construction of a 1,578-square-foot two-story residence and 219-square-foot detached garage located on the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN 010-023-008-000

Background and Project Description:

The existing residence was constructed in 1949. The 1,109-square-foot one-story residence with a 252-square-foot detached garage is on a 4,000-square-foot corner lot. The property was reviewed for historical significance in 2022 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2027.

The applicant proposes to demolish more than 50 percent of the exterior walls of the existing residence to construct one- and two-story additions increasing the size of the residence to 1,578 square feet. The 252-square-foot detached garage is proposed to be demolished, and a new 219-square-foot detached garage constructed.

Concept Hearing on November 9, 2022

The Planning Commission reviewed a concept design on November 9, 2022, and continued the project with direction to the applicant to mitigate mass, solar, and view impacts to the northern neighbor, among other design considerations.

On May 3, 2023, the applicant submitted a revised concept design with the following changes:

1) Shifted the two-story addition 3 feet, 5 inches to the south, maintaining the existing 6-foot north side yard setback.
2) Shifted the second-floor addition 5 feet to the west.
3) Redesigned the garage to be attached to the residence.
4) Removed all windows on the second-floor north elevation.
5) Reduced the eave depth on the north elevation to 6 inches, reduced the eave depth on the garage to 12 inches, and reduced all other eave depths to 16 inches.
6) Removed the three proposed east-facing skylights.

The Planning Commission reviewed the revised concept design on June 14, 2023, and continued the project once again with direction to the applicant to develop a new design that mitigated view, solar, and privacy impacts to the northern neighbor.

Staff Analysis:

The Design Study application describes the project as a remodel and addition to an existing residence. The Carmel Municipal Code does not define a remodel but includes it in the definition of an *alteration*. Additions and demolitions are also included in the definition of an *alteration*. The Code further defines *demolition* as,

Demolition. *The act of reconstructing, removing, taking down, or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:*

A. *The nonconforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.*
B. *Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.*

Based on the demolition floor plan, more than 50 percent of the exterior walls will be removed to accommodate the additions. Some of the walls proposed to remain are 10 feet or less long and are counted as being demolished. Therefore, the project meets the definition of *demolition*.

Occasionally, applicants will retain portions of existing walls to preserve a setback nonconformity. The property has a nonconforming street side yard setback of 4'-9" where a minimum 5-foot setback is required.

Rather than shift the building wall 3" to the north, the applicant proposes to retain this section of the south elevation to preserve this non-conformity. In accordance with the definition of demolition, this wall is considered demolished even though it is proposed to be retained and is therefore included in the calculation for determining whether 50 percent or more of the exterior walls are being removed.

If this wall is identified for removal in the construction drawings (e.g., for structural reasons or otherwise) or subsequently removed by the contractor during construction, it is required to be rebuilt in conformance with the 5-foot street-side yard setback. All new construction (e.g., the additions) must meet the required setbacks.

The following is an analysis of the project's consistency with the Residential Design Guidelines.

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on the site.*

Staff Response: The City Forester identified 12 trees on, or adjacent to, the project site during the preliminary site assessment, including one Monterey cypress, two Monterey pines, and nine Coast live oaks. All trees have been rated as significant.

On June 16, 2022, the applicant submitted a Tree Removal application TR 22-082 (Nute) to remove one Coast live oak tree (Tree No. 2) due to its close proximity to the residence, and on August 4, 2022, the City Forester approved the permit. The City Forester recommends that two new upper canopy trees be planted. The project meets the design objectives for forest character.

Privacy, Views, Light, & Air: *Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties; maintain view opportunities to natural features that lie outside the property; locate buildings so they will not substantially block views enjoyed by others; and, maintain views through a property to natural features when feasible.*

General Plan Policy P1-51 states, *Consider the effect of proposed residential construction on the privacy, solar access, and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.*

The Residential Design Guidelines implement General Plan Policy P1-51 by recommending that buildings are located so they will not substantially block views enjoyed by others [emphasis added]; that major building masses be located to maintain some views through the site from other properties [emphasis added]; and, the building mass is kept low in order to maintain views over the structure [emphasis added]. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a "substantial" view blockage.

Staff Response: Below are separate analyses on privacy, views, and access to light.

Privacy. The northern neighbor's living spaces facing the project site include the kitchen and primary bedroom suite on the first floor and two bedrooms on the second floor. The applicant proposed three north-facing windows on the second-story addition, two in the staircase and one in a bathroom. All three windows are proposed to have privacy glass.

Views. After installing the story poles for the original concept design, it was discovered that the project would impact an existing water view from one of the upstairs bedrooms. Staff recommended that the project be modified to maintain this existing water view. The Commission agreed and passed a motion to continue the project with direction to the applicant to mitigate the view impact.

The revised concept design shifted the two-story building mass to the south and west to preserve a portion of the existing water view. The applicant provided a view diagram that compared the view field between the original design and the revised concept design. The changes resulted in a portion of the existing view being preserved. However, the northern neighbor did not see a measurable improvement and the Planning Commission agreed, continuing the project with direction to the applicant to develop a new design.

The applicable Residential Design Guideline objective is *to balance and share view opportunities to natural features and landmarks*. Guideline 5.2 says to *maintain view opportunities to natural features that lie outside the property. Locate buildings so they will not substantially block views enjoyed by others.* The question of what constitutes a substantial blockage of a view is entirely subjective and at the discretion of the Planning Commission.

On January 25, 2024, the applicant submitted a new design shifting the two-story building mass to the east side of the lot, closer to Carpenter Street to preserve the north neighbors existing water view.

Light. Solar access can be affected when a two-story residence is proposed along the south elevation of a neighboring property. To minimize impacts on natural light, the two-story portion of a residence should maintain low- to average plate heights, and the second floor should be set back from the ground floor to allow natural light to pass through to neighboring properties. A solar study can also provide additional information on the extent to which a neighbor's natural light would be blocked at summer and winter solstice.

The original concept design placed the two-story building mass 3'-5" from the north property line with a 2' eave depth. The interior plate heights were modest at 8' on the first floor and 7'-6" on the second floor. The second floor was not set back from the ground floor, and the eave depth encroached into the side yard setback, limiting the northern neighbor's access to natural light.

The revised concept design maintained the existing 6' setback along the north side of the property, with the exception of a small projection on the first floor at bath 1 for a curbless shower. The proposed setback at this location was 3'-6".While the second floor was not set back from the ground floor, the eave depth along the entire north elevation was reduced to 6" and no longer encroached into the side yard setback.

The applicant updated the solar study to reflect the shifting of the two-story building mass to the south and west, the associated increase in the side yard setback, and the reduced eave depth. Based on the solar study, these changes would have increased the northern neighbor's exposure to sunlight at the first-floor windows compared to the original concept design. However, the northern neighbor did not see a measurable improvement and the Planning Commission agreed, continuing the project with direction to the applicant to develop a new design.

On January 25, 2024, the applicant submitted a new design shifting the two-story building mass to the east side of the lot which fronts on Carpenter Street to maximize access light in the northern neighbors kitchen and first floor primary suite.

Neither the General Plan, Residential Design Guidelines, nor the Municipal Code provides an objective standard by which to measure solar impacts. When evaluating solar studies, the Planning Commission should consider whether there is an equitable balance of access to natural light.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimizing the amount of paved surface for a driveway; positioning garages to maximize open space, views and privacy; and, minimizing visual impacts.*

Staff Response: The property contains a 252-square-foot detached single-car garage with a flat roof located within the rear yard with driveway access on 4th Avenue. The applicant is proposing to demolish the garage and construct a 219-square-foot detached garage within the same footprint. The existing driveway would remain.

The rear yard setback to the garage would increase from a nonconforming 2'-10" to a conforming 3'. The Carmel Municipal Code allows for structures to encroach into the rear 15-foot setback if the height of the structure is less than 15 feet The project meets the objectives of parking and access.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.*

Staff Response: The existing 1,109-square-foot single-story residence is "L" shaped with a recessed front entry centrally located on the south (4th Avenue) elevation. The 252-square-foot detached garage is in the rear yard setback with driveway access on 4th Avenue. A bay window is located on the east end of the south elevation. A large brick firebox and chimney are located on the east (Carpenter Street) elevation.

The applicant is proposing a 1,578-square-foot two-story residence. Two-story residences are located to the north, south, and west. 517 square feet of existing floor area on the western half of the residence would be demolished and 525 square feet added to the east (front) portion of the lot along Carpenter Street. A 461-square-foot second-story addition would also be located on the eastern side of the lot. Shifting the building mass from the west side to the east side maintains the northern neighbor's existing ocean view and preserves access to light and air at ground floor living spaces. Additionally, the second-story is set back from the first-floor.

CMC Section 17.10.030.D.3 (Exterior Volume) establishes a maximum allowed exterior volume by multiplying the base floor area by a volume factor of 10, 11, or 12. A volume study will be performed prior to the final details review. With the application of conditions, the project meets the objectives of mass and bulk.

Building and Roof Form: *Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale.*

Staff Response: The applicant's original design intent was to preserve the existing building foundation while adding on to the residence. As a result of the impacts to the northern neighbor, the applicant's revised design includes demolishing the western half of the residence and expanding the home to the east with a

new two-story addition. The existing 5:12 hipped roof would be replaced with a low sloping hipped roof with a gable accent roof in select locations. The project meets the objectives of building and roof form.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is “not a project.” Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.

Attachment 1 - Resolution
Attachment 2 – Project Data Table
Attachment 3 – Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR WALLS OF A SINGLE-STORY RESIDENCE AND CONSTRUCTION OF A TWO-STORY RESIDENCE LOCATED ON THE NORTHWEST CORNER OF CARPENTER STREET AND 4TH AVENUE
APN 010-023-008

WHEREAS, on June 16, 2022, Lewis Builders ("Applicant") submitted an application on behalf of Torrie C & Antonette M Nute ("Owners") requesting approval of a Track 2 Design Study application DS 22-191 (Nute) described herein as ("Application"); and

WHEREAS, the project site is a 4,000-square-foot lot of record located on the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District (Block 41, Lot 19); and

WHEREAS, the Applicant is proposing to demolish more than 50 percent of the exterior walls of a one-story residence, demolish a detached garage, and construct a two-story residence with an attached garage, and in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the project requires approval of a Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on November 9, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the original Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, the Planning Commission passed a motion to continue the project with direction to the Applicant to mitigate mass, solar, and view impacts to the northern neighbor, among other design considerations; and

WHEREAS, on February 16, 2023, the Applicant submitted plans for consideration of a revised Concept Design Study; and

WHEREAS, on June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the revised Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, the Planning Commission passed a motion to continue the project with direction to the Applicant to submit a design that mitigates impacts to the northern neighbor; and

WHEREAS, on January 25, 2024, the Applicant submitted plans for consideration of a third Concept Design Study; and

WHEREAS, on February 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the February 14, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Concept Design Study:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	

6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the revised concept design for Design Study application DS 22-191 (Nute) for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District (APN 010-023-008) subject to the following conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. Prior to the final details review, the required Volumetric Study shall be successfully completed. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	Street Side Yard Setback. Prior to the final details review, the applicant shall shift the south wall of the addition to maintain a minimum 5-foot street side yard setback.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

DS 22-191 (Nute)
February 14, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,109 SF residence 252 SF garage 80 SF shed 1,441 SF (36%)	1,578 SF residence 219 SF garage 1,797 SF total
Site Coverage	396 SF/556 SF	731 SF	TBD
Trees (Upper/Lower)	3/1	3/9	5/8
Ridge Height (1st/2nd)	18'/24'	15'-11" (120.13') / NA	TBD
Plate Height (1st/2nd)	12'/18'	11'-1" (115.19')/ NA	TBD
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	33'	15'-4"
Composite Side Yard	10' (25%)	9'-1" residence 19'-5" garage	10'-9"
Side Yard	3'	6' residence 14'-6" garage	6' residence 14'-3" garage
Street Side Yard	5'	3'-3" bay window 4'-9" residence 5' garage	4'-9"
Rear	15'/3'*	21' residence 2'-10" garage	44'-6" residence 3' garage

*The rear setback is three feet for those portions of structures less than 15 feet in height.

Attachment 3

DESIGN + BUILD

CONCEPT PLAN 3.2

NUTE RESIDENCE

0 NW FOURTH & CARPENTER, CARMEL-BY-THE-SEA

Map Legend:

Basis of Bearings: The bearing of North as shown on the Map of Carmel City (1-C&T-52) and as found monumented in Block 41 is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.
Site Benchmark: Center of storm drain manhole lid (point # 7109) in 4th Avenue as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

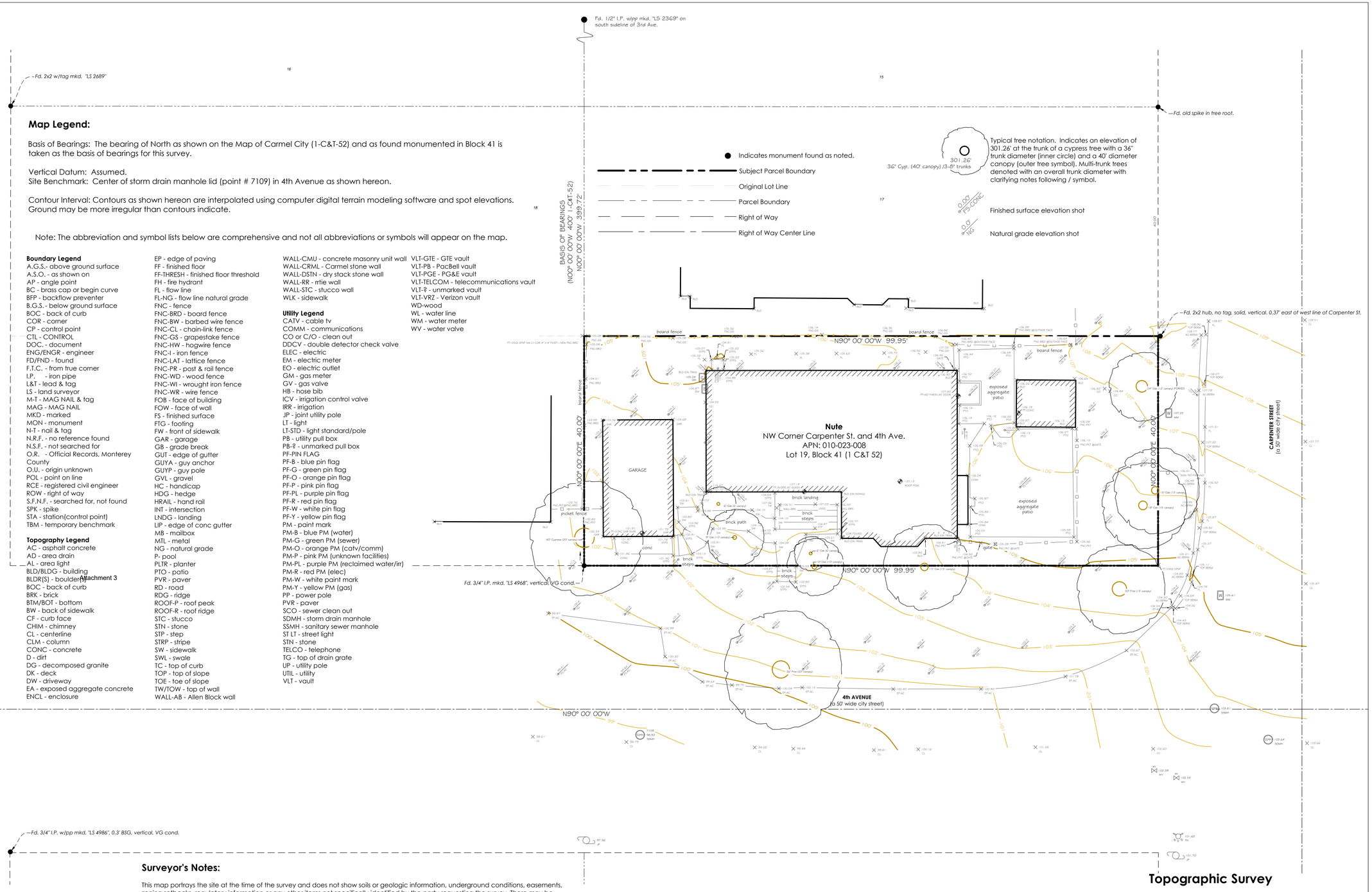
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

catch basin-drain
control point
electric meter or pull box
fire hydrant
gas meter or pull box
gas valve
guy anchor
irrigation pull box
irrigation control valve
light standard
manhole
point on line
sewer clean out
sign(pole)
storm drain manhole
sewer manhole
telephone manhole
telephone pull box
traffic signal box
cable television pull box
unmarked pull box
utility pole
water meter
water valve
well



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utilitiy pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Topographic Survey

NW Corner Carpenter St. and 4th Ave., APN: 010-023-008
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Torrie and Antonette Nute, Requested By: Lewis Builders

February 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

LICENSED LAND SURVEYOR — ROGER PETERSON — No. 5958 — STATE OF CALIFORNIA

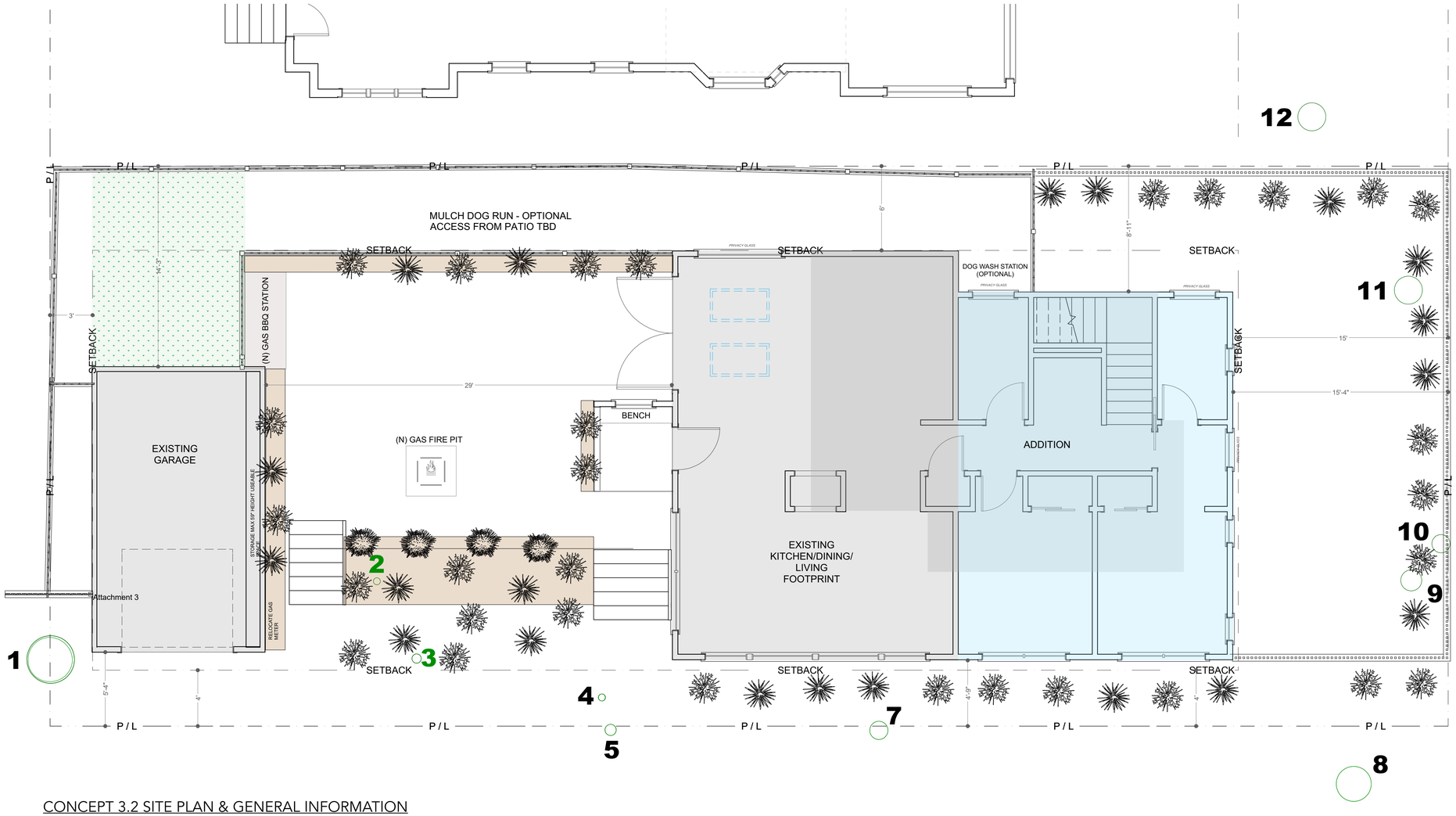
RLS W.O. # 2022--006

Attachment 3

Plotted On: 2/15/2022 7:54 PM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2022 Projects\2022-006 LB_Nute\DWG\Topo Survey NW Cor Carpenter 4 Fourth 2022-006 LB-NUTE.dwg

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-1 CONCEPT 3.2 PROPOSED SITE PLAN

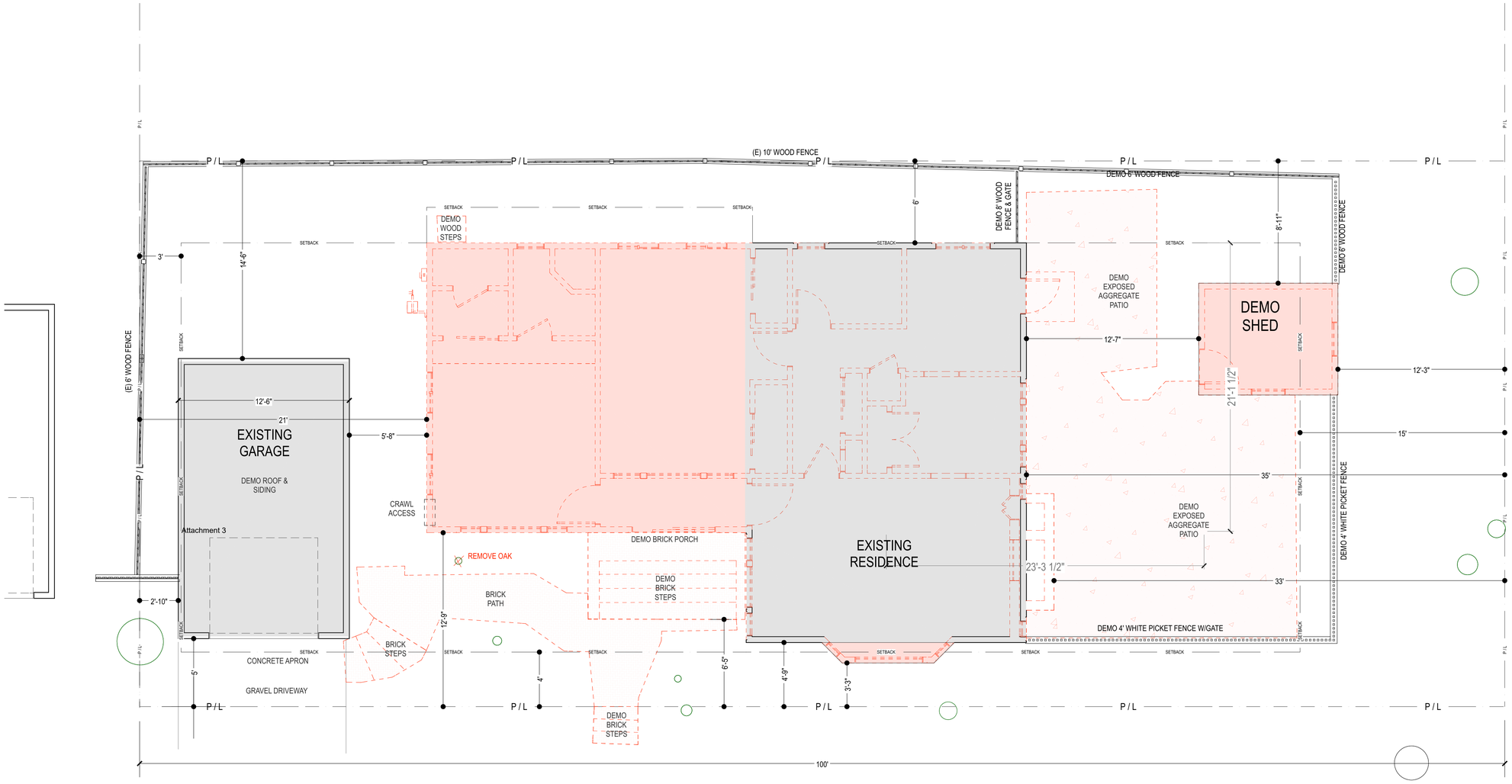


CONCEPT 3.2 SITE PLAN & GENERAL INFORMATION

- VERSION 3.2 HAS THE SAME BEDROOM COUNT, BATHROOM COUNT AND AMENITIES AS PREVIOUS CONCEPTS
- ALL ADDITION FOOTAGE IS TO THE FAR EAST OF THE LOT
- SECOND STORY ADDITION CONCEPT IS INSIDE CURRENT FLAGGING APPROVED BY NEIGHBOR
- GARAGE TO BE REBUILT AT EXISTING LOCATION, REDUCE WIDTH USING INFILL STORAGE UNDER 59" HIGH TO MEET LOT SF LIMIT OF 1800 SF
- RE-USE AND INFILL EXISTING WESTERN FOUNDATION WALLS TO CREATE A WALK OUT PATIO SPACE FROM DINING ROOM
- NEW COVERED ENTRY PORCH IS AT THE SAME LOCATION AS EXISTING ENTRY
- FIREPLACE PROVIDES STRUCTURAL SUPPORT FOR SECOND STORY
- KITCHEN AND DINING ROOM ARE ROTATED TO ACCOMODATE FIREPLACE LOCATION AND ACCESS TO REAR PATIO
- SITE COVERAGE TO BE DETERMINED.
- OPTION TO GABLE VAULT THE LIVING ROOM AND PRIMARY SUITE, INCLUDES TRANSOM WINDOWS
- OPTION TO SHED VAULT THE DINING ROOM CEILING (KITCHEN HAS FLAT CEILING)
- OPTIONAL SKYLIGHT IN DINING ROOM, PER PLANNING APPROVAL
- OPTIONAL DOG RUN WITH MULCH AND TURF ALONG NORTH PROPERTY LINE

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-2 CONCEPT 3.2 EXISTING/DEMO SITE PLAN



RETAIN ALL FOUNDATION STEM WALLS OF WEST WING OF RESIDENCE. RETAIN FOUNDATION, FLOOR AND WALLS OF EAST WING OF RESIDENCE.

01.25.2024

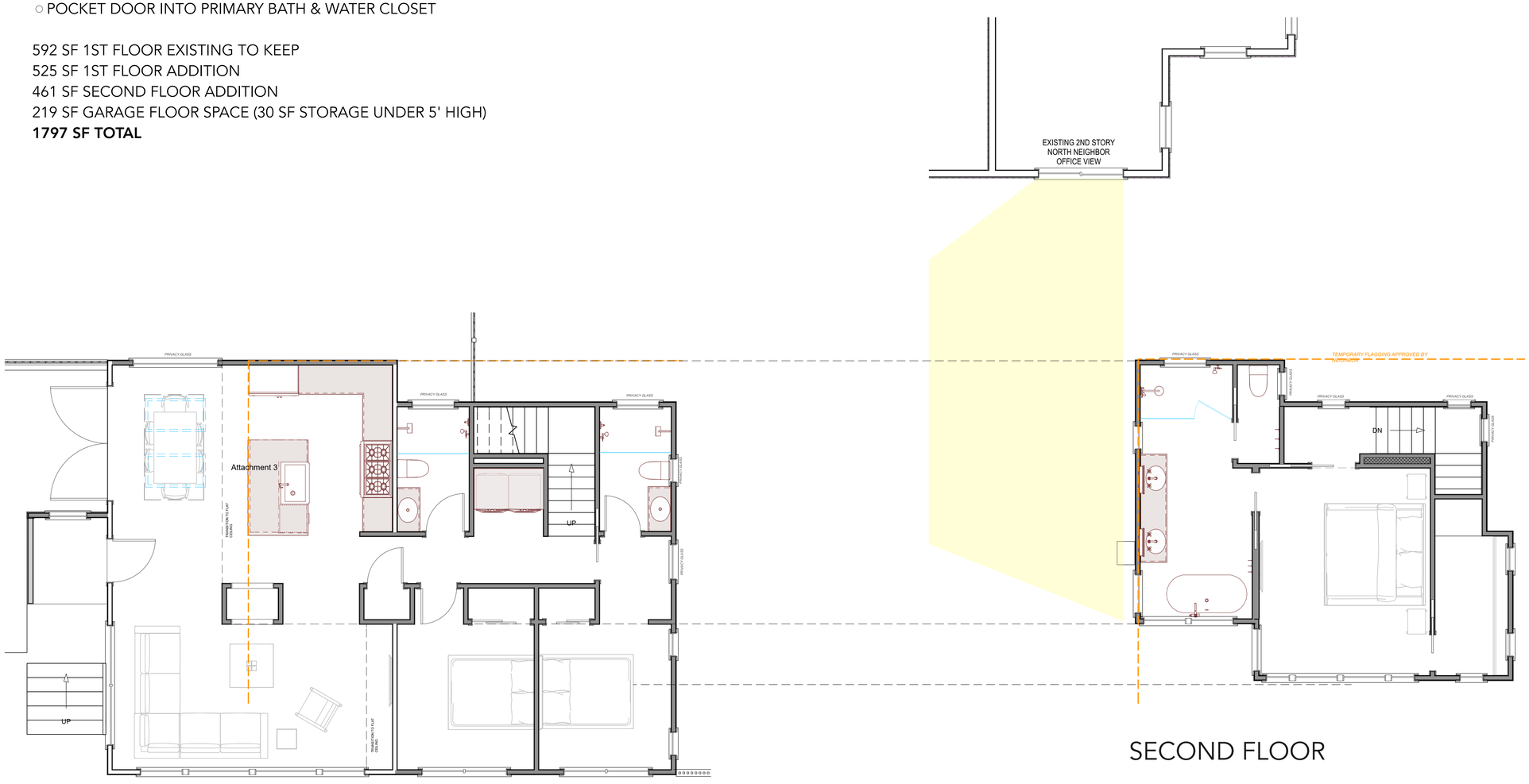
NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-3 CONCEPT 3.2 PROPOSED FLOOR PLAN

SUMMARY OF CONCEPT 3.2

- TV / ENTERTAINMENT IS ON EAST WALL OF LIVING ROOM
- PRIMARY BED LOCATED EAST OF PRIMARY BATHROOM, FACING WEST
- PRIMARY CLOSET AND STAIRWELL REDUCE ROAD NOISE FROM CARPENTER
- OPTIONAL FULL WALL STORAGE W/ CHARGING & COFFEE BAR AT TOP OF STAIRS
- POCKET DOOR INTO PRIMARY SUITE
- POCKET DOOR INTO PRIMARY BATH & WATER CLOSET

592 SF 1ST FLOOR EXISTING TO KEEP
525 SF 1ST FLOOR ADDITION
461 SF SECOND FLOOR ADDITION
219 SF GARAGE FLOOR SPACE (30 SF STORAGE UNDER 5' HIGH)
1797 SF TOTAL



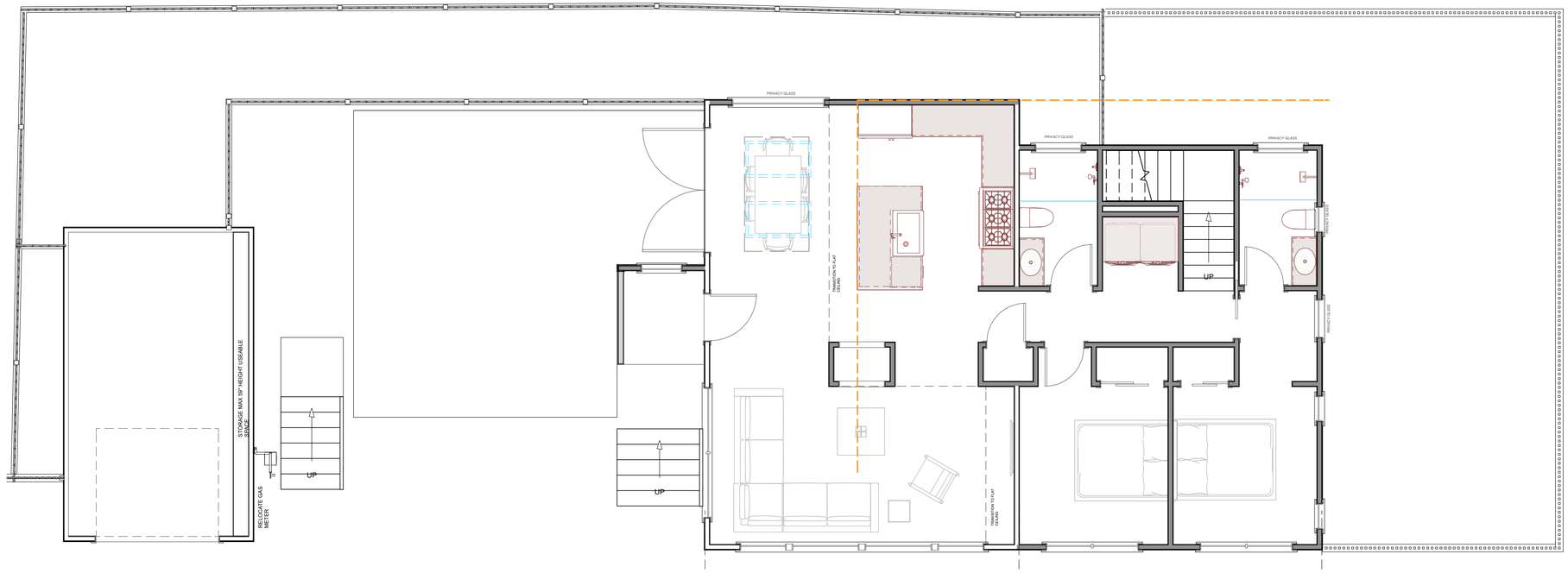
FIRST FLOOR

SECOND FLOOR

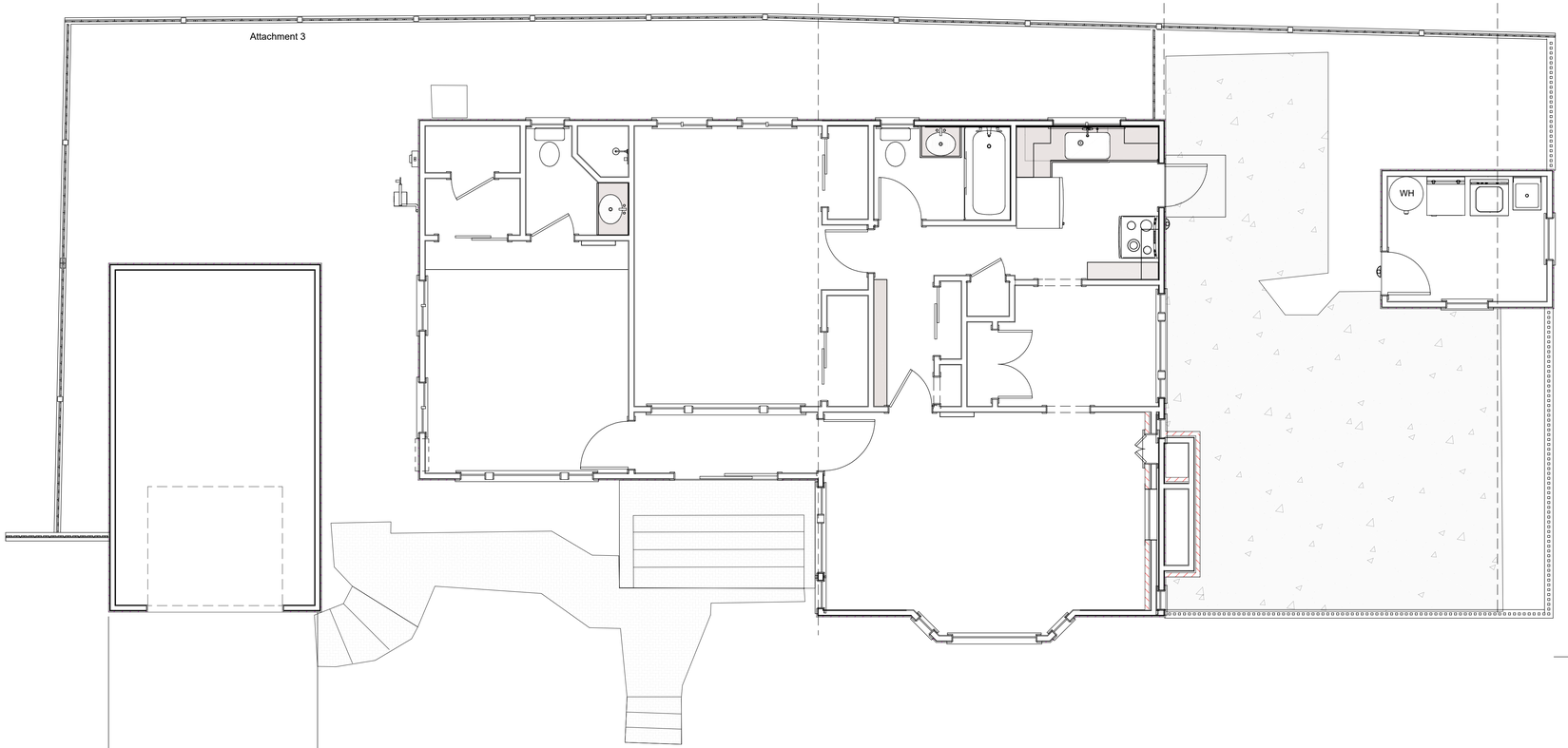
01.25.2024

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-4 CONCEPT 3.2 EXISTING VS PROPOSED FIRST FLOOR



PROPOSED



EXISTING

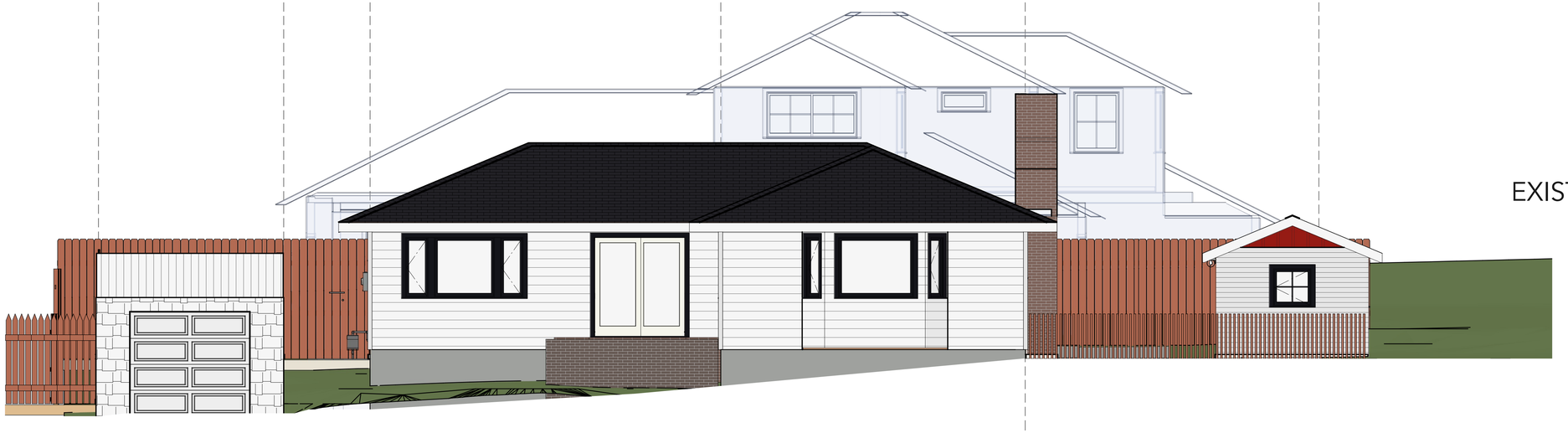
01.25.2024

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-5 CONCEPT 3.2 SOUTH ELEVATIONS (4TH STREET)

PROPOSED

Attachment 3

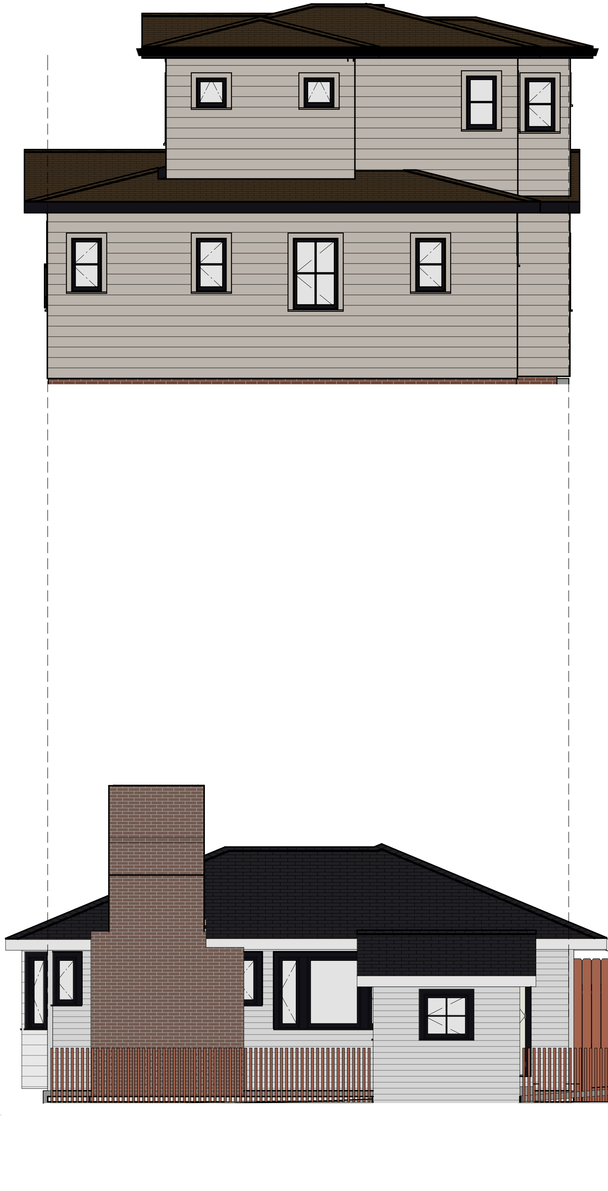


EXISTING

01.25.2024

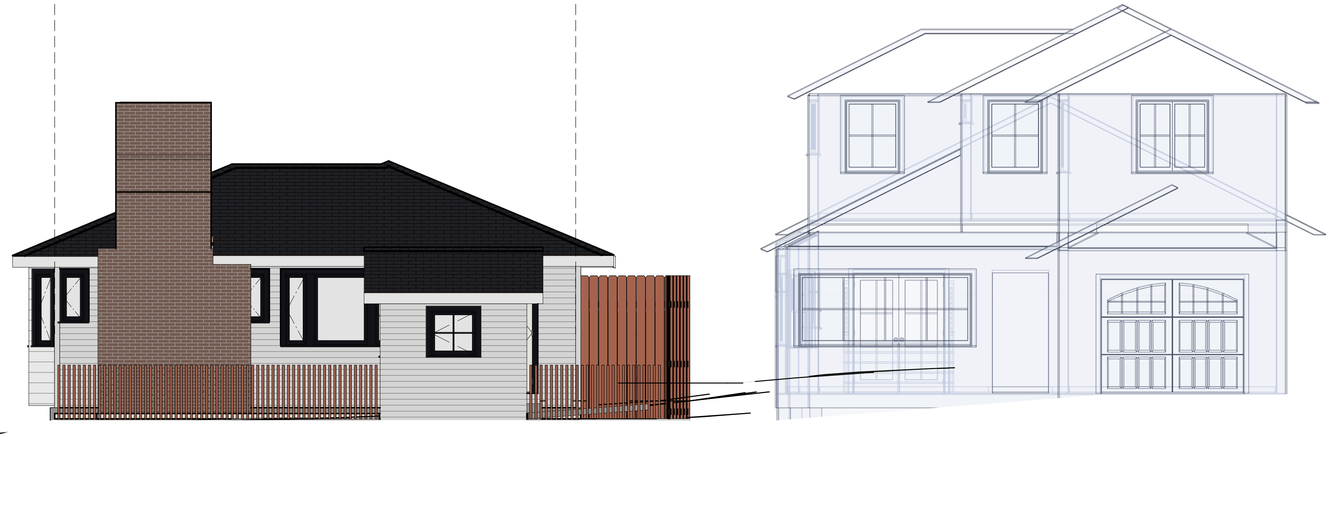
NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-6 CONCEPT 3.2 WEST ELEVATIONS (CARPENTER)



PROPOSED

Attachment 3

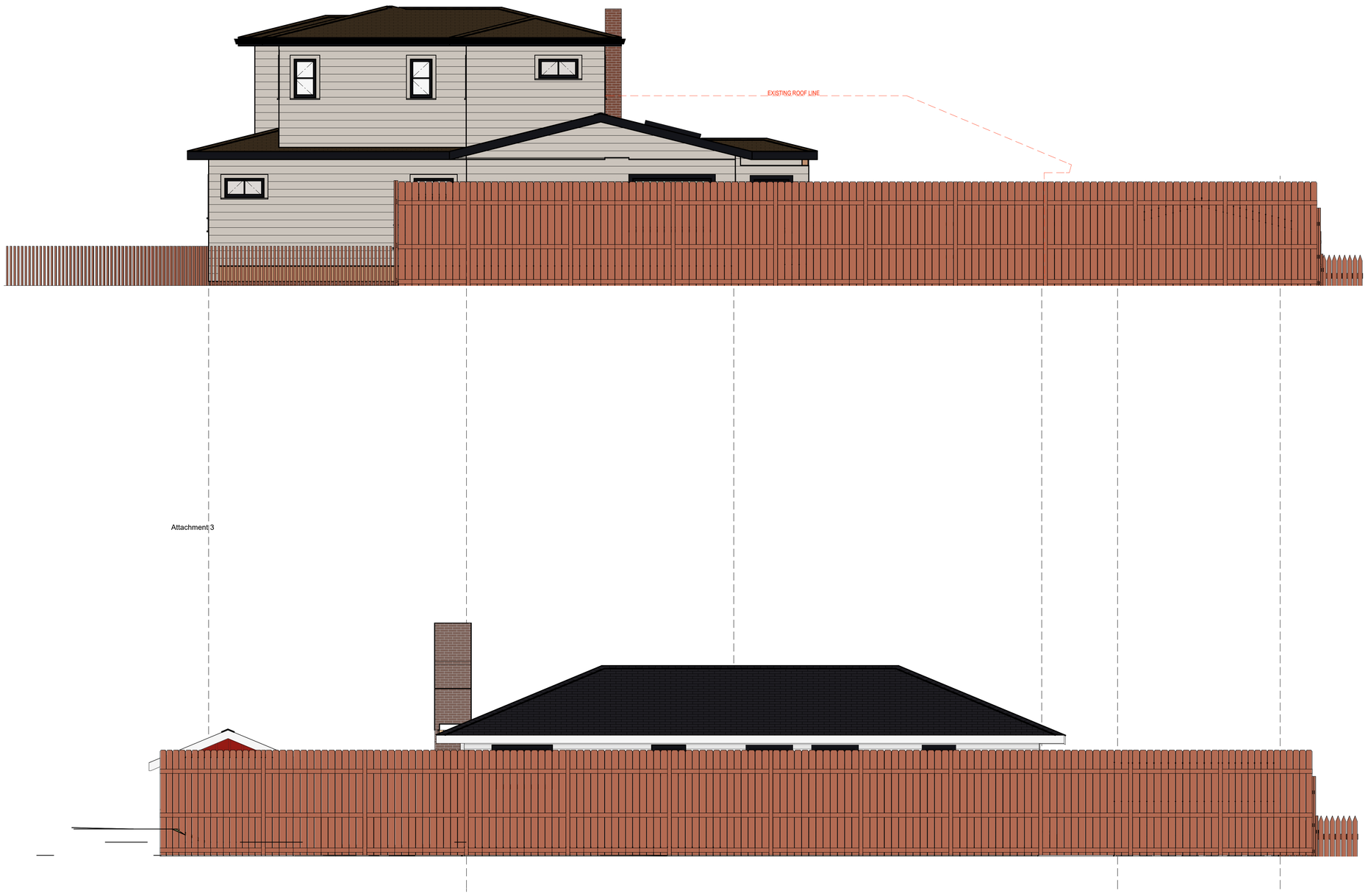


EXISTING

01.25.2024

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-7 CONCEPT 3.2 NORTH ELEVATIONS (NEIGHBOR)



PROPOSED

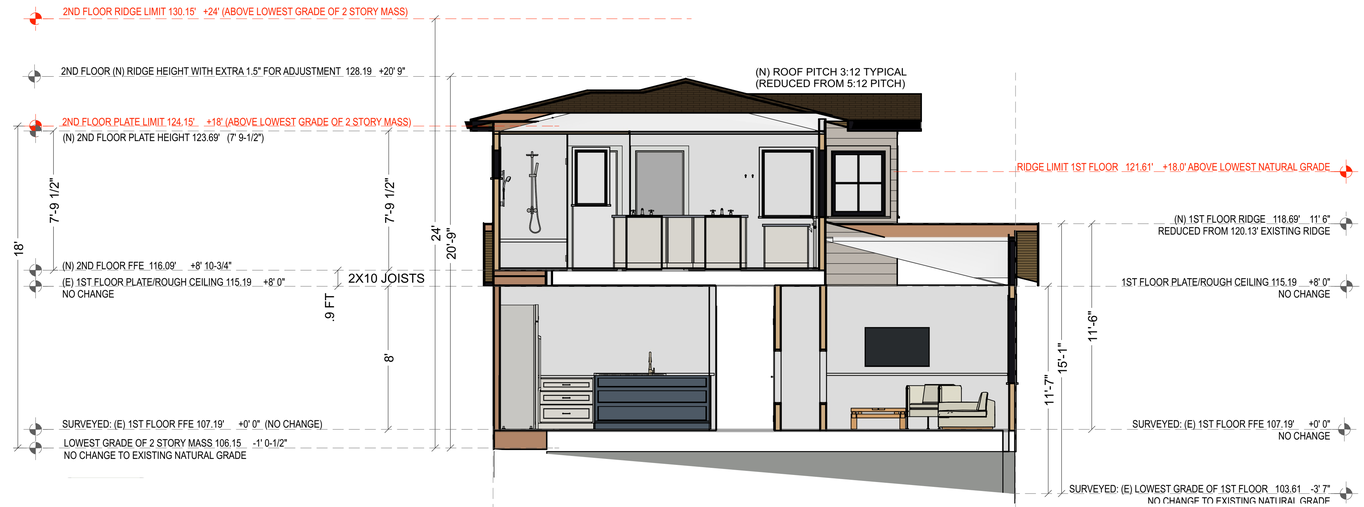
EXISTING

Attachment 3

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-8 CONCEPT 3.2 STORY POLE SECTIONS

proposed	absolute elev	delta decimal feet	delta ft inch	
(E) 1ST FL lowest natural grade	**103.61**	-3.58	**negative 3 feet 7 inch**	**surveyed**
(E) 1ST FFE	**107.19**	**0**		**surveyed**
(E) 1ST plate	115.19	8.0		
1st Fl plate limit	*115.61*	*8.42*	*12' above lowest natural grade*	
(e) 1st fl ridge	**120.13**	12.94		**surveyed**
(N) 1ST fl ridge	118.69	11.5	11 feet 6 inch	lowered by 1.44' or 17.25"
1st Fl ridge limit	*121.61*	*14.42*	*18' above lowest natural grade*	
2ND FL LOWEST NATURAL GRADE	106.15	1.04	1 ft 0.5 inch	
(N) 2nd FL FFE (w/ 2x10 joists)	116.09	0.9	0.9' = 11" = 2x10 (9.25") + 3/4" subfloor + 1" tile max	
2nd fl PLATE	123.88	7.79	7 feet 9.5 inch = 7.79'	
2ND PLATE LIMIT	*124.15*	*8.06*	*18' above 2 story mass lowest natural grade*	
(N) 2ND fl ridge	124.36			
2ND RIDGE LIMIT	*127.61*	*11.52*	*24' above 2 story mass lowest natural grade*	



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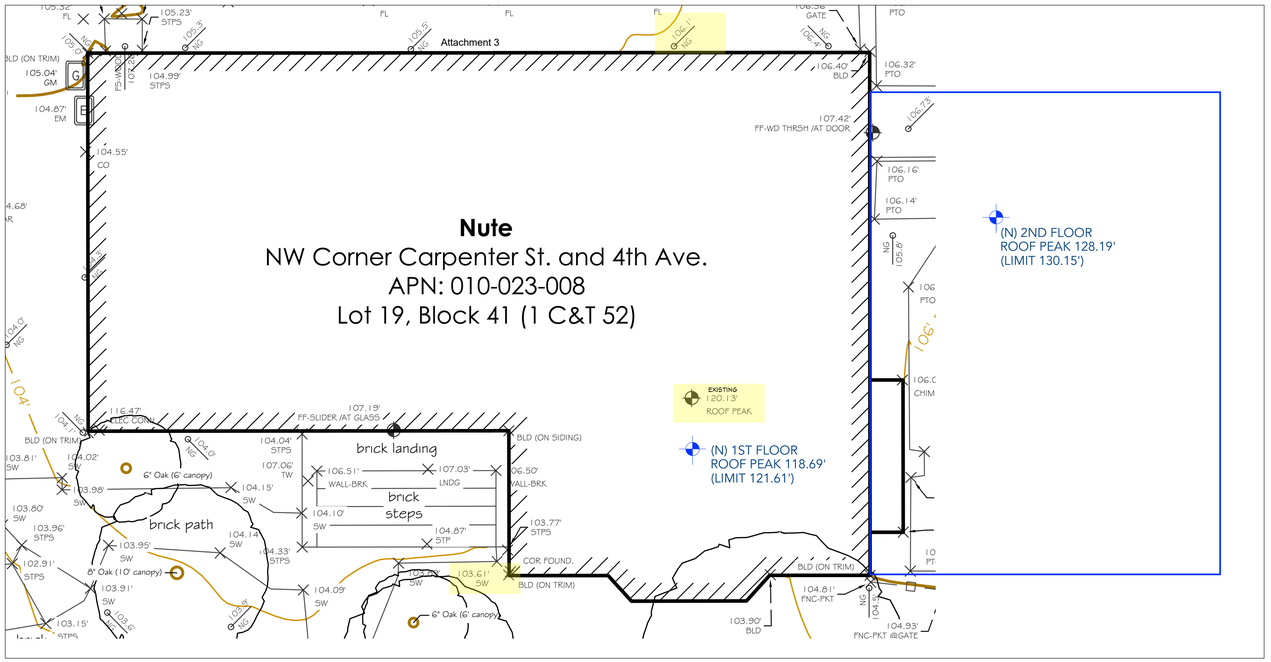
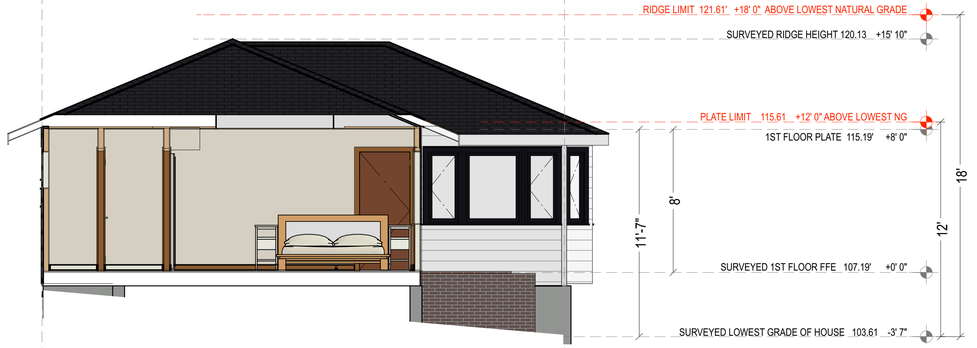


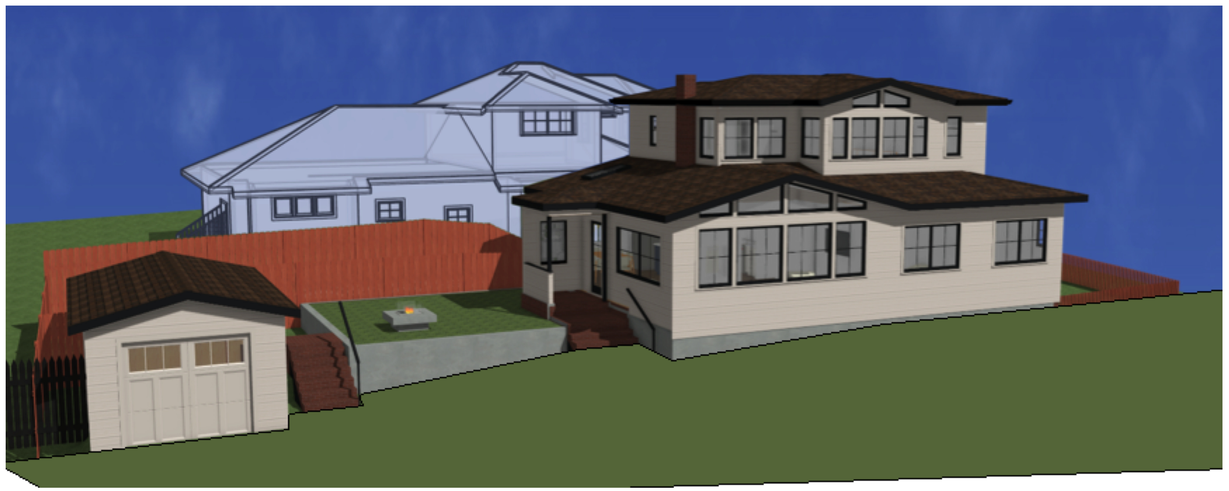


EXISTING

01.25.2024

NUTE RESIDENCE: 0 NW FOURTH & CARPENTER

C-9 CONCEPT 3.2 PRELIMINARY RENDERINGS

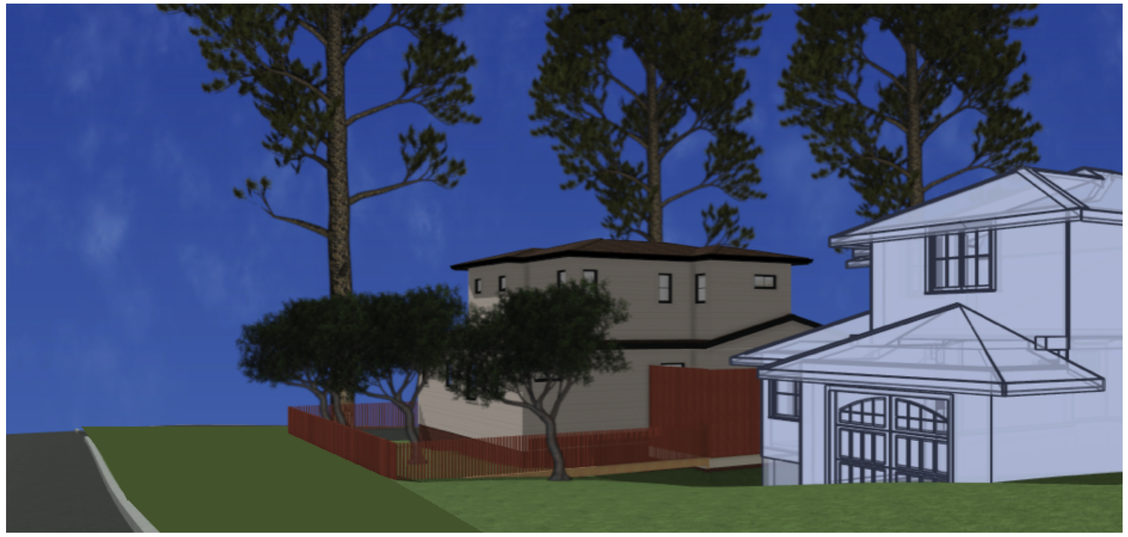


DRONE VIEW SHOWING SOUTH (4th STREET) FACADES & NORTH NEIGHBOR (glass house style) IN BACKGROUND - TREES NOT SHOWN

STREET VIEW SHOWING SOUTH (4th STREET) FACADES & NORTH NEIGHBOR (glass house style) IN BACKGROUND

Attachment 3

STREET VIEW NORTHBOUND ON CARPENTER AT CORNER OF 4TH. NORTH NEIGHBOR (glass house style) IN BACKGROUND



STREET VIEW SOUTHBOUND ON CARPENTER & NORTH NEIGHBOR (glass house style) IN FOREGROUND

Renderings are for approximate visual representations only.

01.25.2024

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

February 14, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

February 14, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: